

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
114664/FO/2016	24th Jan 2017	8th Mar 2018	City Centre Ward

**Proposal** Partial demolition of existing buildings. Development up to 171.6m AOD comprising residential (Use Class C3), offices (Use Class B1), hotels (Use Class C1), place of worship (Use Class D1) and leisure/food and drink uses (Classes A1, A3, A4, A5 and D2). Creation of public spaces and new public realm, provision of basement car parking, highway alterations, landscaping and associated works.

**Location** Land Bounded By Jacksons Row, Bootle Street, Southmill Street & 201 Deansgate, Manchester, M2 5GU

**Applicant** , Jacksons Row Developments Limited, C/o Agent

**Agent** Mr Mike Ralph, Zerum Consult Ltd, 4 Jordan Street, Manchester, M15 4PY

## INTRODUCTION

This application proposes a major mixed use development at a large site in the City Centre known as St Michael's. The proposal has been modified since originally submitted and the revised scheme has been subject to a further full round of notification and consultation.

The site has been identified by the City Council as a major regeneration priority that could deliver a range of economic, physical, social and environmental benefits for the city and city region. The Jackson's Row Strategic Regeneration Framework was endorsed for the site by the Executive in December 2015 and is a material planning consideration. The SRF aims to guide the development of the site in a manner that recognises its physical and locational characteristics. It identifies ten objectives that future development should aspire to and identifies that the site should be developed for a high-density, mixed use scheme comprising offices, synagogue, residential, hotel and retail within a shared space.

## THE SITE AND ITS LOCATION

The site is bounded by Jackson's Row, Bootle Street, Southmill Street and the rear of 201 Deansgate. It is occupied by: The former Bootle Street Police Station, built in 1937 and closed in 2014; The Manchester Reform Synagogue built in 1953; and, the Sir Ralph Abercrombie Pub, originally built in the early 19th Century and significantly rebuilt since, and surface car parking. There is a 4 metre level difference across the site with the land falling east to west towards Deansgate.

It is adjacent to the civic quarter, the central business district and Spinningfields. The townscape in this area is mixed and includes the Deansgate/Peter's Street Conservation Area, the Albert Square Conservation Area, and the St Peter's Square Conservation Area. The predominant use is offices along with food and drink and

leisure uses. Permeability and movement within the area between John Dalton Street and Peter Street is generally poor and the site contributes to this.

The site is within the Deansgate/ Peter Street Conservation Area but none of the buildings are listed. However, all three buildings are non-designated heritage assets and contribute to the heritage and character of the area. There are 72 listed buildings and nine conservation areas within the 250m radius, but not all would be impacted by the proposal. These include the Grade I Town Hall, Grade II\* Town Hall Extension, Grade II\* Central Library, the Grade 1 listed Albert Memorial and Grade I St Ann's Church. A supporting Heritage Statement appraises the character and value of the conservation areas and confirms that Southmill Street, Jackson's Row and Bootle Street all contribute to its character.

The site is highly accessible by all forms of sustainable transport. There are a number of bus stops nearby and all three Metroshuttle services stop within 120 metres and provide free connections to Deansgate, Oxford Road, Piccadilly and Victoria train stations, as well as connections to the Metrolink tram routes.

Train services from Piccadilly provide connections to major national cities as well as direct services to Manchester Airport. Deansgate rail station and the Deansgate/Castlefield tram interchange is 400m south of the site, the St Peters Square Metrolink stop is 200 metres to the east.

## **REVISED PROPOSALS**

The original application proposed the development of two towers, a podium and two public squares, following the demolition of all buildings on the site.

The scheme was revised following extensive feedback, and in particular that expressed by Historic England, to retain and incorporate the Sir Ralph Abercrombie and the Portland stone frontage of the former police station. The revised proposals include a single tower with a podium, together with a mid-rise building.

Objections to the original submission related to:-

- The demolition of the existing buildings on the site, particularly the Sir Ralph Abercrombie pub and the Portland Stone building of the former Police station;
- The impact on nearby designated heritage assets and listed buildings, particularly the Town Hall Complex, and conservation areas;
- The impact of the height and mass of the proposal on key views;
- The architecture was felt to be poor;
- The colour was too dark;
- It was inward facing with very little activation at street level; and
- Some public benefits were described as overstated and were not sufficient to outweigh the harm caused.

Historic England accepted that the area required some life and vitality but they considered that the development would cause substantial harm to the significance of a number of heritage assets, including the nationally valued Town Hall and civic

buildings, and that the harm was neither necessary nor justified. The development would not therefore be sustainable due to its impact on the historic environment and would not comply with the National Planning Policy Framework; and the Core Strategy. They objected to the application on heritage grounds. In the context of this strong objection from Historic England, a series of meetings were held to discuss alternative approaches to the development.

The description of the development as originally submitted was:-

“Demolition of existing buildings. Development up to 21 and 31 storeys comprising residential (Use Class C3), offices (Use Class B1), hotel (Use Class C1), place of worship (Use Class D1) and leisure/ food and drink uses (Classes A1, A3 A4, A5 and D2). Creation of two new public squares and new public realm, provision of basement car parking, highway alterations, landscaping and associated works.”

This has now been amended as follows, :

"Partial demolition of existing buildings. Development up to 171.6m AOD comprising residential (Use Class C3), offices (Use Class B1), hotels (Use Class C1), place of worship (Use Class D1) and leisure/ food and drink uses (Classes A1, A3, A4, A5 and D2). Creation of public spaces and new public realm, provision of basement car parking, highway alterations, landscaping and associated works.”

The changes to the scheme description relate to:

- the Abercrombie would be retained;
- The frontage to the Police station would be retained;
- the height of the scheme is reduced, and is represented as a height rather than the number of storeys (see below for more detail);
- the provision of two hotels, rather than one, and
- changes in the open spaces.

The revised description identifies a measured height as opposed to the number of storeys to ensure that the height of the development cannot exceed that tested within the submission. ‘AOD’ is ‘above ordnance datum’ so there can be no confusion about how measurements have been taken as AOD disregards local topography. The revised scheme has 9 storeys more than the original scheme yet is 1.43m lower AOD height. This is due to topography, the void space at the top of the original proposals and double-height storeys at some levels in the original scheme.

## **THE PROPOSAL**

The proposal consists of two mixed use buildings located around a public space. The tower to the west would comprises a 6 storey podium with 34 floors above. The second building to the east would be 10/11 storeys and incorporate the Southmill Street façade of the existing Police Station.

The Sir Ralph Abercrombie pub would be retained and the podium to the tower would be created around it. The toilet extension would be demolished and new toilets provided but no significant changes are proposed to the pub. The rear garden would

be lost but a public square would be developed to the front of the property which would enhance its setting and provide some outdoor seating.

The tower would be located to the western part of the site and would be 40 storeys (up to 171.6m AOD) including its 6 storey podium. It would accommodate a replacement synagogue, a 5\* hotel and the apartments. Restaurants and bars would activate street frontages, the new square, and a new route through the site. A generous public external staircase would connect the podium to a terrace on top of the office building. The entrances to the Synagogue, apartments and hotel would be located on Jackson's Row.

The synagogue would occupy the ground to second floor levels of the podium. Its double height sanctuary would be on the first and second floor levels along with meeting rooms, offices, and function spaces. An external terrace would be provided to the south west at first floor level. The proposal would ensure that the Manchester Reform Synagogue congregation continue to have a city centre location. There are no other synagogues within Manchester City Centre.

The hotel conferencing, spa and leisure facilities would occupy the second and fourth floors of the podium with dining, lounge, bar and reception areas on the fifth and sixth floors. The tower has hotel bedrooms from levels 7 to 18, above which are 21 floors of apartments.

The overall number of apartments may reduce in response to market demand if some purchasers require larger apartments. They would all comply with or exceed the City Councils minimum space requirements and the proposed mix of units is as follows:

- 28 Studios; 15%
- 28 one bed apartments; 15%
- 132 two bed apartments; 70% and
- 1 four bed duplex penthouse apartment.

The units would be accessible and adaptable and would meet the different needs of occupants, including those of older or disabled people. 10% (19 units) could be adaptable for wheelchair users.

The proposal aims to be a high end product not currently available in Manchester. Balconies would be provided at the upper levels and the penthouse would have its own rooftop garden. The management of the apartments would include some hotel facilities, and 24 hour concierge.

The hotel would have 216 bedrooms along with food and beverage facilities, a ballroom / banquet hall capable of accommodating 500 people, a Conference and events centre, 2 boardrooms and a spa and gym including a swimming pool. The hotel drop off would be located along Jackson's Row with level access to the entrance lobby and reception.

The hotel reception is located on the ground floor with an additional skylobby at level 6, which allows access to the podium terrace. From here landscaped steps would lead to the roof top terrace of the adjacent office building.

The retained police station would be converted into a boutique hotel. A double-height glass roof-top extension would be added and would accommodate a restaurant/ bar, and an internal mezzanine would be created. The current plan form would be retained and the entrance from Southmill Street would be amended to provide level access to the main entrance. Bedrooms would be provided on all 5 floors. The basement would include a cold store and wine cellar along with a meeting room for guests and back of house space for staff. Plant is also located at this level. A lift and stair core would be provided within the proposed office building.

A 10/11 storey office block would be constructed behind the hotel and provide 13700 Sq m of grade A' office accommodation. The office floorplates would be flexible and capable of accommodating multi-tenancy splits. The office accommodation would seek to meet BREEAM 'Excellent' to provide a distinctive offer and all floors would be triple aspect. The offices could utilise the services of the boutique hotel through a shared lift arrangement and would have direct lift access to the roof top terrace. The publicly accessible roof terrace would include kiosk-style food and beverage units, areas for dining, an events space and a viewing area towards the Town Hall and Albert Square.

The ground and basement level would accommodate back of house, servicing, refuse and cycle storage and a basement car park would be accessed from Bootle Street.

Eight restaurant, café and bar units would be provided throughout the proposal to provide activity and animation to streets and spaces. These are in addition to those associated with the hotel and the roof-top kiosks above the office. A range of use classes are applied for including A1, A3, A4 and A5. All units would be food and beverage offers such as bars, cafes and coffee shops, plus cold food and hot food 'street food'-style kiosk outlets.

A central square would be created, accessible off Bootle Street and Jackson's Row, and through 4-storey archway. The square would be the arrival space for the scheme and would include trees and benches with active frontages spilling out from the surrounding units including the Sir Ralph Abercrombie. The square would be publicly accessible and would be paved to create a route through the site between Bootle Street and Jacksons Row.

A publicly accessible rooftop terrace would be created above the office block, accessed via four lifts from Jackson's Row. It would have food and beverage uses, with a programme of activities to provide activity throughout the year.

A flexible event space adjacent to the food uses would provide a venue for small functional gatherings, such as morning yoga, through to corporate offerings, art displays and an outdoor cinema.

A stairway would connect the square to the tower podium at Level 6. These stairs contain terraces associated with the offices, but they could be used for events. These managed spaces include an urban orchard occupying lower levels of the roof and a green rooftop oasis at the heart of the site.

Further rooftop garden space would be provided at the tower podium level, which would be animated by the hotel 'skylobby' and lounge. The apartment and hotel residents would have a private garden area at podium level to the west of the tower. This would include an urban orchard and allotments and a resident's garden.

The height and massing of the development has been tested through drawings, 3D and computer modelling, the production of computer-generated images (CGIs) and physical modelling.

One of the key objectives of the revised scheme was to lower its overall height to minimise from St Peter's Square, in the context of Manchester's Central Library in response to views expressed by Historic England.

### Appearance

The development has three frontages at street level. Southmill Street is dominated by the retained stone facade of the former Bootle Street police station. The appearance of the building would be modified to create an entrance that is fully accessible. Windows would be replaced to match existing. A solid glazed rooftop extension would be constructed and beyond this, there would be a lift and stair core to provide access to the boutique hotel, offices and terrace. This would be glazed with a central bronzed panel detail.



The Jacksons Row elevation would have a colonnade at ground floor with entrances for the apartments, to the hotel and to the synagogue. There would be large areas of glazing to the office floors above which would be overlaid with the same detailing as the tower. The upper profile of this elevation would include the stepped

arrangement of the rooftop terraces. Recesses are also included at the upper parts of the elevation to create amenity spaces.



The Bootle Street elevation includes a similar architectural approach to Jacksons Row with a ground floor colonnade, recesses and large areas of glazing and would also include the Sir Ralph Abercrombie pub.



The fourth boundary of the site is close to, and faces, the predominantly solid elevation of the adjacent office building.

The form of the tower would respond to its setting and provide a distinctive silhouette on the Manchester skyline. The core would be in the centre of the tower to enable accommodation to wrap around the entire perimeter of the tower, optimising on views and natural light to create a distinctive form. The façade would be curved to foreshorten its overall width and ensure that it does not turn its back on any part of the city. When viewed obliquely, the tower would curve and fade, presenting a slender profile when viewed from St Ann's Square.

The façade would be sculpted and faceted with an anodised bronze finish would give a reflective appearance which should ensure that it changes with differing light conditions, and at different times of the day. The sculpted piers extend into the penthouse, which culminates with a 'floating', planar roof.

The facade would be constructed in a high-performance unitised cladding system from floor to floor. The aluminium rainscreen panels in the anodised bronze finish are lightweight and can be prefabricated as part of a modular unitised system, ideal for tall buildings. It's a tried-and-tested technology that can be executed to a very high quality.

The office building would be 10/11 storeys with the 11th floor stepping back symmetrically from the symmetrical Police Station frontage. This would allow the façade of the Police Station to be appreciated in contrast to the contemporary extension. The office floors are triple aspect and the floor plates could be subdivided to allow maximum flexibility. Each office floor has access to at least one associated external terrace. The six storey podium at the base of the tower would relate to building heights along Jackson's Row. Feature steps and the terraces connect the tower and office roofscapes through a series of amenity terraces.

A pre-cast concrete colonnade containing retail units would run along the length of the office building to Jackson's Row which would widen the pavement. The colonnade would continue into the hotel podium, to unify the elevation, and create a constant plinth line along Jackson's Row. The sculpted form of the tower is repeated in the podium, above the colonnade plinth. This would give an integrity and solidity to the podium when viewed down the street, and maintain a scale relationship with adjoining buildings.

The office floor plate would be indented to separate the massing of the upper floors of the office building from the street scale of the podium level. The upper floors of the office would be silicon bonded, glazed curtain walling, to give a light weight expression against the sky, which would contrast with and emphasise the solidity of the podium below.

### Public Realm

St Michael's would provide new areas of public realm. Footfall in the area is low and it requires visible reference points that would draw pedestrians towards and into it. The proposal would include public realm, including soft landscaped areas.



A square would be created with access from Bootle Street and from Jackson's Row under the proposed 4-storey archway. It would form the arrival space from Bootle Street and would be animated with trees and benches. Food and beverage uses would provide activity to the space spilling out from the surrounding units and include the Sir Ralph Abercrombie. It would link into the tapestry of open spaces elsewhere in the area and form part of the network of pedestrian routes.

A publicly accessible rooftop terrace space would be created above the office block. Four accessible lifts would be provided on Jackson's Row and Office users would have direct access via their own lift. The terrace would contain food and drink uses and a programme of activities. Ornamental planting would be provided with seating and standing areas providing rooftop views. There would be accessible WC's and baby changing facilities at this level.

A flexible event space adjacent to the food court would provide a venue for small functional gatherings such as morning yoga, through to corporate offerings, art displays and an outdoor cinema.

All publicly accessible spaces have been designed to be flexible and could include pop-up kiosks for craft, art and jewellery fairs, food festivals, live music, sporting and cultural events, for example. It is proposed that these activities would be part of a rolling programme that can also incorporate seasonal and cultural activities for people of all ages.

A stairway would connect the rooftop terrace with a square on level 6 of the tower podium. These stairs contain terraces linked to the offices which would include an urban orchard and a green rooftop oasis at the heart of the site.

The apartment and hotel residents would have a private garden area located to the west of the tower at podium level. This would have an urban orchard and allotments and a resident's garden.

### Access, Servicing and Parking

292 cycle spaces are proposed in the basement levels and each apartment would have a folding bike storage space within a utility cupboard. Access to all cycle stores is via Bootle Street. There would be shower room with 9 showers including a disabled shower, and a locker room are located in the basement beneath the offices close to the lifts.

Vehicular access would be on Bootle Street with vehicles accessing the hotel for drop off/pick from Jackson's Row. Parking is split between residential/office use and synagogue use with 136 spaces in total, 50 for the synagogue split over two basement levels and the remainder for residential or office use. 7 spaces would be fully accessible. 7 motorcycle spaces would be provided.

Two service vehicle bays would be accessed from Bootle Street. The loading bays would be managed by the on-site estate management team.

### Inclusive Access

The scheme would be fully accessible and has taken into account relevant policy, regulations and good practice. All toilets and entrances are fully inclusive throughout. All 1 bed and 2 bed apartments could be converted to become accessible in line with the requirement for 10% Category 3 apartments.

Level access would be created to the 30 bed boutique hotel where the external stairs would be replaced with a new platform lift positioned inside the building. Lifts are available to upper floors. 5% of the bedrooms in the 5\* hotel would be accessible by wheel-chair.

### Waste Management

Waste storage for the different uses proposed have been calculated using BS 5906-2005 (Waste Management in Buildings - Code of Practice) and MCC's GD04 Waste Storage and Collection Guidance for New Developments ("The Guidance").

A management company would oversee the waste collection and appoint MCC, or another licensed waste carrier, to remove the waste. There are four main refuse stores on site which would include:-

- residential store in the basement level beneath the tower and podium – 39 x 1,100 litre, 4 x 240 litre bins
- commercial store for use by the synagogue and 5\* hotel in the basement level beneath the tower and podium – 14 x 1,100 litre , 10 x 240 litre bins
- commercial store for the offices, boutique hotel and Block B leisure units in the basement beneath the office block (Block B)) – 22 x 1,100 litre, 6 x 240 litre bins
- commercial waste from the Sir Ralph Abercromby, Block A leisure units and unit UG-6 (ground floor level) – 4 x 1,100 litre, 4 x 240 litre bins

Waste collections would be made between two and four times a week with refuse and recycling every other day, glass and food waste twice weekly and from the ground floor waste store daily for refuse and recycling, and twice weekly for food waste and glass waste. The management company would ensure the internal and external areas are kept clean and would move the bins in coordination with the occupiers.

The residential use would generate about 42,750 litres per week. Double waste chute would be provided within the residential service core. Each apartment would be no more than 30m from a chute. Suitable signage, compliant with the Guidance, will be provided within the waste chute hopper.

The 5\* hotel and synagogue would generate 22,419 litres of waste per week.

The waste from the offices, boutique hotel, roof-top and ground floor leisure uses (A1, A3, A4 and A5 uses) within Block B (except Unit UG6) would generate 22,178 litres of waste per week.

The Sir Ralph Abercrombie, leisure units (A1, A3, A4 and A5) in Block A and unit UG-6 in Block B would generate 1,081 litres of waste per week.

The occupier(s) would be required to provide interim waste storage within their premises. The individual occupiers' interim waste stores should have sufficient capacity to allow refuse and recycling to be segregated. The size/ capacity of the interim waste store(s) should be sufficient to accommodate the volumes of waste generated by the occupiers' business activities and the frequency that they will transfer their waste to the relevant main waste store located at basement or ground floor level. Separated waste will be placed directly into the bins by the commercial occupiers' staff or FM team. The waste stores will be clearly labelled to ensure cross contamination of refuse, recycling, food waste and glass is minimised.

On waste collection days bins would be transported for collection. FM would be responsible for moving bins between basement and ground floor level on collection days.

In relation to the ground floor waste store, the appointed commercial waste contractor will park their RCV in the loading bay at ground floor level and the appointed commercial waste contractor will collect bins directly from the waste store at ground floor level.

## **ENVIRONMENTAL IMPACT ASSESSMENT**

This development constitutes EIA development and an Environmental Statement has been submitted. The EIA considers noise and vibration; socio-economics; townscape and visual; built heritage; wind; daylight, sunlight and overshadowing; and, archaeology, in order to provide a robust assessment and understanding of the overall impacts of the development. In accordance with legislation, a comprehensive assessment of cumulative effects has been undertaken, both within the development, and in relation to other developments elsewhere.

### **Land Interest**

The City Council has a land interest in the site and Members are reminded that in considering this matter, they are discharging their responsibility as Local Planning Authority and must disregard the City Council's land interest.

## **CONSULTATIONS**

### **Publicity**

The planning application has been advertised as: - a major development; affecting the setting of listed buildings; affecting a conservation area; Environmental Impact Assessment, affecting Public Rights of Way, and a development in the public interest. Site notices have been displayed and businesses and residents in the area notified of the application.

### **Public Comments on Original Scheme**

An extensive notification exercise was carried out on the original submission and letters were sent to residents in a large part of the City Centre, and notices were

posted at the site and in the press. This resulted in 1613 individual letters and e-mails being received.

### ***Objections***

1520, (approximately 94%), were objections with the main reasons related to the proposed towers and the loss of buildings on site. The towers were considered to be out of scale, poorly designed and detrimental to the heritage assets of the area, including listed buildings and conservation areas. The proposed demolition and loss of the Sir Ralph Abercrombie and former Bootle Street Police Station was also the subject to much concern.

### **In addition, a petition was received, containing some 4000 signatures**

The following individual comments were received, which summarises the views expressed, and the more detailed areas of concern:

Building Design: Poor urban design; Tower sides are oppressive monolithic facades that ignore civic core; Façade design is hideous, an oppressive eyesore that needs an overhaul; Materials are inappropriate for the area; New buildings too tall for that location; Towers too wide and oppressive – looks too much like a wall; Buildings too tall for area, will overshadow and create wind tunnels – cladding has poor appearance, out of keeping with surrounding architecture; Horrible design not in keeping with the area; Taller of two towers is too broad and will cause significant shadowing; Towers are overbearing; Not a distinctive, innovative design; Buildings will not age well; Public realm should not be raised into the air and designed exclusively for affluent, young urban dwellers; large number of steps will put people off; feel the proposal is a cynical attempt to create a closed community; proposal is not representative of what people of Manchester want; Lack of street interaction; Proposed towers are overbearing, ugly, look cheap and will look dated in future; Characterless proposals; Street level interaction at Bootle St and Jackson Row is oppressive; No attempts to engage with streetscape – turns its back on Bootle St and Jackson's Row; Should be more greenery; objection to building materials; Public realm doesn't really benefit the public – is closed off, is inaccessible and is exclusive.

Location: Location close to Albert Square and St Ann's Square not appropriate for towers so tall and wide; will detract from 'old town' feel; Gross overdevelopment of an historic site, will significantly damage the character of the area; wrong kind of development in wrong area of city; Development entirely out of keeping with surroundings, does not respect local heritage, harmful impact on Conservation Area and nearby listed buildings; Two towers not in right position, do not compliment surroundings; The proposal destroys the urban fabric of key part of civic core; Development not appropriate so close to Town hall; Allowing this proposal will cause detriment to area and impose on magnificent buildings of Central Library and Town Hall; Will significantly alter character of area; Completely out of scale; Does not complement surrounding architecture; Will ruin atmosphere of this part of the town; Have enough high rise buildings already; Towers more suited to location further outside city centre core; Risks setting a precedent for further similar developments in the area; Waste of potential for what could be an important link area from Deansgate to Town Hall; Doesn't add anything to the area; Will have detrimental effects on

former YMCA building, former free trade hall, the Society meeting House and the Theatre Royal.

Heritage: Proposed development would be a sad loss of Manchester's history and character; Effect on listed buildings, conservation areas and archaeology; Will include the total destruction of valuable heritage assets; demolition of Southmill Street façade of Police Station is a loss to heritage and would be tragedy; Abercrombie pub is historically significant, and has played a long and valuable part in city's history – it's loss is unforgivable; Object to destruction of Synagogue important for its architecture and history; Destroying attractions (e.g. Abercrombie) that make city unique for visitors; Proposal will ruin heritage feel of the area; Need to protect views of Town Hall; Impact upon the conservation area.

Other objections: Need more affordable housing; Will encourage crime and anti-social behaviour along Bootle Street; 'Spanish steps' to nowhere will risk high crime rates; Trying to price people out of the city; Decision should take into account amenity value for general public; Access, parking, servicing, traffic generation, highway safety – will generate extra traffic; local roads designed for low-rise buildings and pavements for low footfall; Will negatively impact neighbouring restaurants and bars; will result in further disruption to city centre traffic; Not good for tourism; Would give rise to even more central high rise developments; The bars and restaurants are out of character with area, brings nothing new to Manchester; Already lots of empty properties in town; Will increase the carbon footprint; Towers will loom over residents, block out sunlight; Need to be building greener/cleaner city; 70% opposition at pre-planning stage; Effects of wind, notably winds from South and South West, both to immediate and surrounding area; Albert Sq (festival venue and sunspot) will be overshadowed. Is it purely a moneymaking exercise?; Noise and disturbance; Fear the decision has already been made behind closed doors and that consultation is just for show; Inadequate parking provision; Inadequate cycle infrastructure; spoilt viewpoints around city centre; Developers not engaging with criticism/consultation – just changing the colour so they can say they have responded; Concerns about impact to customers of local businesses during construction due to impeded road access, reduced accessibility and secure parking for staff ; Surrounding pavements not designed for greatly increased footfall as a result of the new development, particularly given the narrow nature of the thoroughfares; financial conflict of interest of Council; Wider consultation should be made given the scale and strategic location of the proposed development; Concerns about sustainability of proposed development.

### **Support**

87 individual letters and e-mails were received complimenting the scheme on its design and appearance, provision of jobs and contribution to regeneration. The remaining number of responses (6) provided neutral comments. Specific comments included the following:

Development will be good for jobs; doesn't feel they too close to Town Hall; could be taller; good to see different shapes on skyline; Absolutely love it; Bronze looks great; Creation of new jobs, space and investment should be supported; Strongly support the regeneration plans as more activity and amenity help to feel safer in this area; A

great scheme, good to be offering much needed public space; Looks great, and the area needs regenerating; Good to renovate the synagogue and provide new, safe space to worship; Love it!; Proposed development will be great for Manchester; Would be great to see this scheme go ahead; much needed 5\* hotel, Manchester needs more high quality hotels; Scheme will ensure significant amount of employment for Manchester, also good location for independent food, drink, arts and craft operators; Great to bring innovation, culture, good food/drink and luxury living to the city; Area currently underused and intimidating; Has long been shabby area of city, proposals meet the city's needs, could help Manchester's efforts to be premier northern power house city; Great scheme, welcome addition to city skyline; hope it will be catalyst for other underdeveloped areas of the city; Bold and positive idea that should be supported, will significantly add to connectivity and gravitas around Albert Square; Perfect for city centre, commercial and public; jobs and homes will be catalyst for further investment into city; design looks high quality; Will energise the area, raise quality of tired streets; will increase footfall around St Peters; two new buildings will become iconic; much prefer the bronze finish; great hub for business; Proposal is in accordance with Planning Policies and core principles in Paragraph 17 of NPPF; economic, social and environmental benefits outweigh minimal harm to the penetration of skyline; council should support scheme with appropriately worded obligations and conditions for the developer to ensure the fruition of this high quality development (obligations should include landscape management for defined period, affordable housing in perpetuity, contributions to appropriate transport improvements); Exciting to see such good looking public realm; Time to regenerate this run-down area

### **Public Comments on Revised Scheme**

An extensive re-notification exercise has been carried out on the revised proposals, with letters to 6000 addresses in the City Centre, and to all those who previously commented on the proposal. An extended period for responses was given exceeding the usual 21 days. Site and press notices were posted. Every effort has been made to invite an understanding of the views of the public and there has been extensive coverage in the press and other media, plus the applicant's own pre-application consultation process,

The level of response has been much less than the original scheme and 191 individual responses have been received. The vast majority object to the proposals. Whilst 18 letters of support have been submitted, the remaining 173 (91%) lodge objections.

In order to compare the level of responses from the original scheme to the revised proposals, the percentage of responses which object is similar, 94% objections to the original scheme and 91 % objections to the revised scheme. However, in numerical terms the number of objections has reduced from 1520 to the original scheme, to 173 to the revised, some 1347 less objections to the revised proposals.

### ***Objections.***

The objections cover many aspects of the proposals. The three most common issues, raised by most of the objections, can be summarised as :

- the development remains too large and is out of scale;
- the proposals are unacceptable in heritage terms and have a fundamentally detrimental impact on the historic environment; and,
- the degree of harm caused is not outweighed by the benefits.

It is estimated that at least 90% of all the objections received refer to at least one of these issues. The range of comments is wide ranging, and in some cases are very detailed, and include references to planning policies which are considered to be incompatible with the proposals, lack of affordable housing, and more specific aspects of the development which are considered unacceptable, such as loss of amenity.

The following list represents the range and detail of the comments received, and includes quotations to illustrate some of the views expressed. Whilst it is not practical to specifically include every individual comment received, the list does seek to provide an understanding of the views and comments submitted.

The development remains too large and is out of scale;

The proposed tower is too big, and out of scale with surroundings.

The building is out of context, due to its style and architectural style.

The revisions do not alter the impact and proportion of the development.

The building would have an adverse impact on the Manchester skyline.

The design and appearance of the building is ugly, vulgar and will spoil the landscape of our beautiful city with a monstrosity.

The tower is dull and bland.

The design needs to be more unusual, and not look like a block of flats.

Modern buildings will age and not last

The building is an eyesore and will ruin the area

The building does not relate to the nearby architecture.

The building should be located in another part of the City

The building will be an international embarrassment

The design of the tower is uninspiring. Tall buildings should have exciting architecture

The retained buildings are overwhelmed by the new elements, with little sympathetic treatment to the scale of heritage assets.

The development does not need to be high rise.

The proposal represents an overdevelopment of the site.

The plans still show over-development and lack positive or sympathetic relationship to their setting and surroundings. The overall development is bulky, out-of-scale with the location, and the huge tower is in the wrong place. It might be impressive elsewhere, but is out of scale and inappropriate to this location. It will overwhelm Albert Square, the Town Hall and surrounds, and be seen from many miles away - diminishing the importance and significance of the Town Hall spire, which the Council's own guidance states should be respected.

The massing of the tower will create a huge east-west wall running across the entire width of the site.

The potential impact of this development, if approved, would be felt widely, with a permanent and irreversible impact extending not only beyond the immediate locality, but also well beyond the area controlled by Manchester City Council. For decades to come the tower and its negative impact would be experienced by millions of people.

Adverse impact on Friends Meeting House, in terms of imposing height.

The height of the buildings would discourage pedestrian movement.

Despite the changes, the design still remains too tall, overbearing, out-of-scale and will overwhelm Albert Square, the Town Hall, and surrounding area..

It is important to maintain human scale townscape.

The relationship between the new building and the pub is unacceptable, in height, scale and footprint.

The building is essentially the same height as the previous scheme, and continues to have a dominating effect.

The tower will create a precedent for other similar tall buildings close to heritage assets.

#### Poor design and appearance

The development is a monstrous carbuncle, and hideous.

The City will suffer from a poorly designed eye-sore for decades to come.

The proposed design has been hindered by the requirements of the original brief.

The architectural treatment of Jacksons Row and Bootle Street is poor, with increase in height and overscaled monotony of elevation design impacting negatively on the street.



The building is an oversized, greedy, incoherent claim to desecrate the historic heart of Manchester.

The glazed rooftop extension on the retained, former police station façade, and the bronzed anodised detailing will have an adverse appearance.

The development should offer more high quality public realm.

The design of the tower is uninspiring. Tall buildings should have exciting architecture.

No improvement on the previous plans. Jacksons Row will be destroyed.

The revised 'honeycombe' fascia only adds to its dominance.

The buildings are too big, bulky and overbearing, from street level upwards. The height and over-development directly impact on street treatment, eg servicing demands.

The central square / pedestrian route is unconvincing, and the public realm is likely to be privately owned, managed and secured, and not actually 'public' realm.

The external colonnade at ground level is unconsidered, and shows no design consideration.

The character of the former police station will be destroyed by the additional floors added to the roof.

Blank walls created because of lift shafts, are unacceptable.

The stepped podium is out of scale and character to the adjacent architecture.

No reference is made to the architecture of the retained police building, which now appears alien to the rest of the development.

The development should enliven the street, not the rooftop.

The revisions are tokenistic, and do not address the fundamental issue that this is an overdevelopment of the site, which should be capped at the height of adjacent buildings.

This is an inappropriate location for these buildings, which don't reflect, respond to or respect their surroundings.

The proposals are unacceptable in heritage terms and have fundamentally detrimental impact on the historic environment;

The planning application states that the development will result in major adverse impacts on listed buildings, and also the character and appearance of conservation areas. This accords with Historic England's view that the plans "would cause a high

level of harm” and that the plans are not supported. Whilst the planning application acknowledges this, stating also that “there are significant outstanding adverse residual impacts relating to heritage and visual amenity, it goes on to assert that the harm is outweighed by the benefits. However, the benefits are grossly insufficient to do so. Jobs and businesses can still be provided in other ways without this development. How will the benefits be distributed to the people of Manchester?.

Substantial harm to the City’s core would be caused by the removal of the historic synagogue and a substantial part of the police station.

The proposed demolition would compromise the setting of the retained Sir Ralph Abercrombie pub.

The proposed demolition would adversely affect the setting and character of the conservation area.

Manchester’s heritage needs to be preserved.

The development would result in a loss of character of the area

The proposals would have an adverse impact on Albert Square, the Albert Memorial and the Town Hall. The proposed tower will be clearly visible from Albert Square.

Considerable harm will be caused to views of St Ann’s Church, when viewed from St Ann’s Square.

Views of the Central Library will be harmed, when viewed from Oxford Road.

Advice on the Albert Square Conservation Area states that "The Town Hall and its extension are the most dominant buildings in the area, and any proposals should respect these landmark buildings". It notes that the Town Hall is "an exceptional work expressing enlightened civic power". This application, however, substitutes dominance of the new tower for the Town Hall's physical and emotional expression as the centre of the city.

The development is inconsistent with retaining the conservation area, and will have a negative impact.

Loss of Manchester Reform Synagogue – The loss of an independent building with a restrained, civic presence on Jacksons Row is to be regretted profoundly. The replacement by a poorly articulated doorway at the base of the tower is inadequate.

The site lies within a ‘Victorian Quarter’ and the area should be designated as such.

The Council has spent many millions restoring the heritage of listed civic buildings, and public spaces very successfully, and the proposal, in this location, would detract from all the fine efforts that are taking place.

The proposals would impact adversely, permanently and irreversibly on a substantial and important part of Manchester's heritage assets and character, which are of

national significance. The site is located in a conservation area abutted by other conservation areas and is only 150 metres from the Town Hall entrance in Albert Square. The listed Town Hall is the centrepiece of Manchester's distinctive historic civic centre, which is of national value and significance.

The scheme ridicules the sensitivities of a conservation area, and is the most damaging development of the last 25 years.

Detrimental to the appearance of Deansgate due to use of incompatible materials.

The verified view of the Central Library should be reconsidered, so the impact of the tower can be assessed from Oxford Street

Significant permanent and irreversible harm would be caused to the setting and significance of important highly-graded heritage assets of much more than local importance, including our nationally valued Town Hall and civic buildings.

The proposals are not sustainable, due to their impact on the historic environment and their deficiency in contributing to the creation of a high-quality built environment.

The degree of harm caused is not outweighed by the benefits.

The applicant has not convincingly demonstrated that the benefits of the proposals outweigh the harm to Manchester's most important listed heritage assets, nor has it been demonstrated that every effort has been taken to minimize that harm, which is against the requirements of para. 129 of the NPPF. The economic and regeneration benefits of the scheme could be achieved with a similar quantum of development on an alternative site which has less impact on the setting of the Town Hall.

Alleged benefits such as adding vibrancy, bold high quality design and redefining the heart of Manchester are spurious.

What benefits does this scheme bring, in addition to the benefits that any other scheme on the site would bring ?

The benefits of the proposals as set out in the application are insufficient to justify such a high level of adverse impact, despite efforts to contrive arguments to the contrary. In particular, a series of the benefits listed apply only to the limited and narrow beneficiaries comprising the dwindling synagogue congregation. The aim to provide jobs and new business activity can be met with a different, higher quality and more appropriate design that doesn't scar our city centre for ever - it is not all or nothing.

The Heritage Impact Assessment identified 27% of the listed buildings assessed would be adversely affected by the proposed development. These represent the key buildings in the historic core of the city. Any subjective benefits do not outweigh this recognised level of harm.

Other areas of the City Centre are available for the public events area proposed. Indeed, one of these, Albert Square, will be overshadowed by the proposals.

The benefits could be achieved with a lower level development and conversion.

While it is acknowledged in the application that the plans would cause harm, the applicant fails then to demonstrate sufficiently wide or substantial public benefits to outweigh that harm.

The proposal should provide affordable rented housing.

The site should be used to create jobs for local unemployed people.

The rooftop terraces are not truly public realm. They are unadopted spaces with private security and closed at night, thereby being more akin to internal shopping mall spaces.

The benefits are short-term in comparison with the long term, lasting and irreparable harm that would be done to the city's heritage.

Loss of amenity

The stepped roof terraces are inaccessible to disabled people, apart from via the adjacent offices.

The street level public realm will be overshadowed from early afternoon by the tower.

Close to the site, the height of the tower and ancillary buildings to the east will overshadow neighbours at different times of the day, restricting visibility of the sky, and creating dark alleys

Adverse wind conditions may result.

The street level public realm will be overshadowed from early afternoon by the tower.

Loss of light.

The external event and leisure spaces raise concerns about noise including music that would disturb residents of the hotels and apartments both within and beyond the site.

Adverse impact on the Quaker Meeting House for worship and as a venue for meetings and conferences. The Revised Environmental Statement states that the impact from a light perspective will be 'Major Negative'. The use of the building was incorrectly considered, alleging it is a 'Martial Arts School, Meeting, Training and Art Gallery'. This misleads the assessment on the need for natural light. The Quaker community has a spiritual commitment to the protection of the environment, and seek to reduce the use of electricity wherever possible.

Construction activity will prejudice the use of the Quaker car park and access.

The Environmental Statement acknowledges that "During construction, instances of noise and vibration will occur at a notable level". However, no testing has been

done inside the Quaker Meeting House, so the level of impact is unknown. This is particularly important as the building is used for exams.

The adverse impact on the Quaker building will adversely affect the business, and trade generated.

The boundary wall of the Quaker Meeting House is, in places, older than the Quaker building itself, dating back to before the Peterloo massacre. Vibration from construction could cause damage to the wall, and foundations.

Natural light will be lost at the Quaker Meeting House. Light will also be lost to the central library, and Town Hall.

Reduction in walkability of the area, due to shade and wind.

Light pollution will occur.

The tower may result in unexpected side effects, such as generating noise, glare, impact on wildlife and wind.

Noise from construction will adversely affect local worship.

#### Contrary to Policy

The proposals don't align with the Council's planning policies and guidance, including the Core Strategy, nor with the National Planning Policy Framework. Neither do they fit with the Guide to Development in Manchester, or Conservation Area guidance.

Proposals that do not accord with policy or guidance should demonstrate good reason for not so doing. These proposals do not. In this location, even more than any other, the single-issue economic argument 'jobs' is inadequate compensation for the damage that would irrevocably be done to Manchester.

The development is contrary to Core Strategy Policy EN2 which states that tall buildings will be supported where they are and that "suitable locations will include sites within and immediately adjacent to the City Centre, with particular encouragement given to non-conservation areas".

The site is not a suitable or appropriate location for a tall building, as required by Policy EN.2, as it does not "contribute towards sustainability, does not "complement the City's key existing building asset" is not "appropriately located", and is not easily served by the City's major public transport nodes at Piccadilly and Victoria Stations. Other locations better comply with these criteria.

The proposals are contrary to nation and local planning policy in relation to Conservation Areas and listed buildings.

The development is contrary to The Core Strategy, including Policy EN 3 which states that the Council will encourage development that takes advantage of the distinct historic and heritage features.

The development is contrary to Council Policy. It does not preserve or enhance the Deansgate Conservation Area. It causes significant harm to the setting and significance of listed and locally important environmental assets, the benefits of the proposals do not outweigh the harm, nor has every effort been taken to minimise that harm, (contrary to NPPF para.129).

The proposals fail to comply with the Council's Core Strategy and the National Planning Policy Framework, or to fit with the Guide to Development in Manchester or the Conservation Area guidance. The 'get-out clause' of allowing for ad-hoc approval for tall buildings does not balance extensive failure to comply.

It has not been demonstrated how the scheme will be designed to significantly reduce the need for energy use, contrary to Core Strategy Policy EN4 (Reducing CO2 Emissions by enabling Low and ZeroCarbon Development).

The development would set a precedent for other sensitive sites, especially as the council has no Tall Building policy.

#### Other objections

Property speculators are turning Manchester into a city of sterile glass blocks and cubes.

Affordable homes are needed, and should be provided and funded by the development.

Public money should not have been used for the development

The buildings should be re-used to create working spaces for young businesses.

The close relationship of the City Council to developers, as well as the income which could be made by the Council rules out any idea of a fair and balanced decision.

The developer states that the designs for the skyscraper is what the Council has asked for i.e. that the Council has encouraged and promoted these plans. Leading members of the Council have already voiced support. In addition, none of the members of the Planning Committee represent the City Centre.

The Council should listen to experts like SAVE.

Economic regeneration in the town Hall area should be like St Peters Square, where new buildings reflect the architecture that surrounds them

The proposals will adversely affect tourism. People visit Manchester as a world destination, in part, because of its heritage, which would be adversely affected by the proposals.

The police station should be put to community use.

Where is the affordable housing? Many high-skilled workers are unable to afford to be residents.

The statement that the development will reduce crime, should be considered in light of the fact that the area is currently not dangerous.

The development should not be considered acceptable, just because the previous scheme was worse.

The distinctiveness of Manchester is being eroded.

It is arrogant of the City Council to put money above heritage.

The City Council is both the planning authority and a partner in the project, which raises the question of a conflict of interest.

The development should be located nearer to the Mancunian Way.

With up to 2000 employees, there is inadequate parking, and more pressure on public transport.

Public cycle parking should be provided, as the development is described as being for public recreation.

Adverse impact on the public use of Albert Square, due to overshadowing.

There is no need for this development, and it is not what the public want.

The proposal will result in air pollution, and will contribute to climate change.

The proposal has no social value.

Fire safety has not been demonstrated.

Where is the provision for cyclists?

The street trees are token gestures. Why are they planted in containers and not in the ground? These trees will never grow to be meaningful trees, and it is suggested that semi-mature trees are planted.

The application should be referred to the Secretary of State for determination, not only because of such negative impact on nationally significant assets, but also as the Council owns the part of the site and is both planning authority and partner in the project. This would bring transparency and would publicly demonstrate impartiality and objectivity.

### ***Support***

As stated above, some 18 letters of support to the revised proposals have been received. In addition to complementing the proposals, most of the letters reference

the changes from the original scheme as a basis for the support expressed. The following comments represent the range of views expressed:

The scheme is a huge improvement, and does not shade to Town Hall, or ruin the conservation area.

Brilliant, much improved

The retention of the frontage of the old police station and pub are to be welcomed

The revised proposals will extend the lives of retained buildings for future generations.

The revised proposals responds to the feedback from public consultation. In particular, the proposals now retain parts of the site, the functionality of buildings and aspects of the street character.

The police station façade will work harmoniously with the proposed frontage.

The development will enable public interaction at street level.

The scheme no longer has overwhelming large walls of dark cladding.

The mix of old and new complement each other

The revised scheme will create jobs. The site is not being used for its full potential.

The revised design is less imposing, and more aesthetically pleasing.

Previous concerns of residents and Historic England have been taken into account.

Maintaining the synagogue is a great asset to the City.

The scheme will link areas of the City, including Spinningfields.

The high quality modern residential and hotel tower is impressive.

The proximity of the civic core is a strength of the scheme and the proposals for leisure and amenity will drive new footfall through this underdeveloped part of the city.

The development is forward thinking, and re-energises a run down and lost area of the City.

Ambitious developments such as this help Manchester to become a major world city

The retention of the Sir Ralph Abercrombie is welcomed, and it is pleasing to see that the pub is to be positioned in an enhanced setting of a public square with outside seating.



The scheme is much better than the original proposals, and responds to previous concerns. It retains existing buildings, respects more the grain of the existing street pattern, and replaces two over-sized towers with a simpler more elegant tower which is further away from Albert Square.

A huge improvement in the quality of design, scale and orientation. Particularly impressive is the sensitivity in regard to views and also the cultural context of the site. The new cladding designs are delicate and terminate at street level, in a way that promotes foot traffic for the new commercial / leisure units, and the new much needed public realm.

It will provide jobs.

The proposed uses will be an asset to the city and create a high quality workspace, which there is currently an under supply of.

Rooftop food and drink is lacking in Manchester.

With a 5\* hotel Manchester can compete on an international level.

Great scheme, opening up a part of the city close to the town hall  
Consultees

### **Consultees**

Highway Services - No objection. Recommended conditions relating to car parking, including for disabled people and electric car charging points, cycle parking, taxi areas, Framework Travel Plan, and servicing.

Environmental Health - No objection. Recommended conditions relating to hours of use of public realm, noise reduction in external areas, fumes, external plant noise, disposal of waste, acoustic insulation of commercial units, acoustic insulation of residential units, air quality, Environmental Standards, Construction Management Plan, construction hours and delivery hours

MCC Flood Risk Management – No objection. Recommended conditions relating to Sustainable Drainage Systems.

Neighbourhood Team Leader (Arboriculture) – To be reported.

Corporate Property – To be reported.

MCC Flood Risk Management – No objection. Recommended conditions relating to Sustainable Urban Drainage Systems

Environment & Operations (Refuse & Sustainability) - To be reported.

Travel Change Team - To be reported.

Housing Strategy – To be reported

City Centre Regeneration - To be reported.

Greater Manchester Police - No objection, subject to a condition requiring crime measures.

Environment Agency – No objection, subject to condition relating to a Remediation Strategy

Transport for Greater Manchester – No objection to original proposals. Recommended that a Travel Plan condition be imposed. Any further comment, on revised proposals, to be reported.

Greater Manchester Archaeological Advisory Service – No objection. Recommended condition requiring programme of archaeological works

United Utilities Water - To be reported.

Manchester Airport Safeguarding Officer – No objection to original proposals. Radar Mitigation Scheme condition included. Any further comment, on revised proposals, to be reported.

Greater Manchester Ecology Unit – No objection

Greater Manchester Pedestrians Society - To be reported.

Conservation Areas and Historic Buildings Panel –

The Panel felt that there are too many demands on the brief and the scheme has to satisfy too many requirements which has resulted in overly complex design solution that was out of scale for the site. The proposal would dominate the civic quarter and create a large mass of new building, dominated by the tower. The change from two towers to a single tower is an improvement but whilst the design of the tower appears more attractive it is still too large for the site.

The retention of the Bootle Street frontage is welcome but the rear section should be retained and incorporated. Its utilitarian design has significant merit and together with the front was a good and complete example of this type of architectural design and building type.

The robust base of the existing building responds well to its context and a brick base would relate the proposal back to the surrounding area. The street is currently more of a service road and this is part of the character of the street. They queried the colonnade along Jacksons Row and asked if the change in levels could be handled differently and whether the street needed to have an active frontage as this was not necessarily a characteristic of the existing street.

The roof extension to Bootle Street is too damaging and not set back enough from the parapet. The building will be dominated by the scale of the roof top extension in some views. It should be reduced in height and set back further to reduce its impact.

The core of the office building has a large section of blank elevation which is intrusive and should be removed. It should sit as a simple glass box on the roof.

The Panel question why the range of buildings had been designed with a single cladding system and why this approach was taken rather than a range of different architectural expressions. The relationship with the Abercrombie is odd and appears like a building with a chip taken out of the corner.

The hotel entrance should have greater access from the square and the tower element could be improved by being more interesting by stepping the top 8 storeys.

They are fundamentally opposed to the proposals which is inappropriate in terms of its impact on the conservation area and civic quarter and setting of the Town Hall and questioned the conservation benefits and the public benefits and whether the harm was justified.

#### Historic England (North West) –

The site sits right in the core of the city centre, within the Peter Street/Deansgate Conservation Area and close to the highly significant civic complex of buildings and spaces. This is the heart of Manchester and these historic assets are valued both for their wonderful architecture and their history. Manchester's Town Hall (Grade I listed) is one of the finest in the country and an expression of the ambition of the city during the Industrial Revolution. The Central Library (Grade II\* listed) formally addresses St. Peter's Square. These streets and spaces around the wonderful civic buildings, and containing a stunning collection of listed statues and monuments including the Albert Memorial (Grade I listed), collectively have enormous communal value to the people of Manchester and beyond.

St. Ann's Church (Grade I listed), further to the north, is an illustration of the former elegance and importance of Manchester in a time before the Industrial Revolution. The church and its tower, which is the most visible expression of its civic and religious function, are of a different scale compared to the decorative civic buildings of the 19th Century. The church is the principal building within the St. Ann's Conservation Area forming the focal point of the Georgian town plan, the most important element of its setting being the view southwards.

The buildings that currently occupy the site, the Sir Ralph Abercromby Public House, the former Police Headquarters and the Synagogue, represent very different layers in history and all make a positive contribution to the character and appearance of the Peter Street/Deansgate Conservation Area. We have always recognised the potential, and indeed need, for enhancement of this particular area of the city centre, particularly in terms of providing connectivity through the block and more activity along the building edges. The site has a potentially significant role to play in the regeneration of Manchester and the scale of the site in this location we recognise is an unusual opportunity.

They have concentrated on assessing the impact primarily upon the highest graded assets and, in particular, how the taller element of the development affects the contribution that the current setting makes to the special architectural and historic

interest of these buildings and structures. Specifically these are: the Town Hall (Grade 1); the Town Hall Extension (Grade II\*); the Central Library (Grade II\*); St. Ann's Church (Grade 1); and the Albert Memorial (Grade 1).

Manchester Town Hall is regarded as the masterpiece of Alfred Waterhouse, its architect, and a supreme example of Gothic Revival civic architecture. The architectural style has symbolic meaning as well as expressing civic pride through ornament and high quality materials. The relationship between the square and the Town Hall lies at the heart of their significance, providing the setting for public celebrations, commemorations and national events. The importance of this enduring relationship is illustrated by the placement of a series of statues and memorials over a number of years. At the centre of this group is the Albert Memorial, a national expression of mourning and respect for the Prince Consort, and the fore-runner for the larger memorial in London. The memorial is a stunning example of Gothic Revival architecture, the form and elaborate detailing of which focusses the eyes upwards towards heaven. Albert Square is the best place to understand and experience the full extent of the architectural, historic and communal or civic interest of the Town Hall.

The experience of the relationship between the buildings and Albert Square varies depending upon where you enter the square; the impact of the proposed tower will also therefore vary. The narrow and constricted approach down Lloyd Street between the Town Hall and its extension to the south means that significant views of the new tower would not be possible until you are in Albert Square. The more open entrance to the square from Princess Street in the north-east corner is where the new tower would have its greatest impact upon the setting of the Town Hall and the listed statues. The tower would rise significantly behind and above Heron House which forms the western edge of the square. The greatest impact would be where the tower would rise immediately behind the Albert Memorial in what is currently open sky, changing the appreciation of the rich architectural detailing and the silhouette of the canopy. Our experience of the memorial within Albert Square is dynamic as you move through and around the space however, the tower would have an overbearing impact due to its proximity to the square and height, and would detract from the architectural presence of the most significant memorial in the square.

The impact of the tower upon the experience of the Town Hall extension (and the Town Hall collectively as they have a clear functional relationship and association) is most clearly seen looking westwards from the junction of Princess Street with St Peters Square. This view of the Town Hall is the best one to appreciate the architectural ingenuity of Waterhouse in responding to the irregular shape of the site as well as appreciate the continued expansion of the civic centre which is illustrated by the extension that is placed to the south and physically connected over Lloyd Street. The Jackson's Row tower would be visible in this view intruding into the sky space between the two buildings and above the roof of the Town Hall Extension. The currently clear sky allows easy appreciation of the architectural qualities of the two buildings and the contrast between the two that illustrates how fashions for civic buildings changed over time. The functional relationship of the two buildings would remain appreciable however the visibility of the tower would impact upon the dominance and status of these buildings and therefore the harm is assessed as less than substantial.

The tower would not affect our ability to appreciate the architectural detailing and significance of the Town Hall. However, it would harm our appreciation of the building and its visual and symbolic dominance in the civic core of the city. It could be said that the tower in this location has a similar relationship to the civic core as other towers in the city, being read as part of the wider cityscape behind existing buildings. Nevertheless, the proposed tower is taller and closer than any others to the civic core and does cause harm to the significance of these buildings and spaces. That harm, in the terms of the National Planning Policy Framework, is 'less than substantial', but it is still harm which requires clear and convincing justification.

The visual impact of the tower on the other elements of the civic campus, the Town Hall Extension and the Central Library is now much less prominent. The tower would appear rising above the commercial buildings in the background to the library, but, unlike the previous proposal, not intruding upon the clear sky above it and would therefore be appreciated as part of the wider cityscape. In the view from St. Peter's Square (view7) the very top of the tower just appears above the highest point of the domed roof of the library, although from within the overwhelming majority of the public space the tower would not be visible. The intrusion in this view would be harmful to the contribution made by the setting of the building at present but it is now minor.

#### Impact of the development upon heritage assets: St. Ann's Church

Over time, the visual dominance of the church in the view down Exchange Street has been eroded (view 18 in the Heritage Report Impact Assessment) particularly by the Beetham Tower which rises immediately behind the church tower, although offset. The proposed tower would similarly rise behind the church tower, now presenting its slimmest profile to the viewer. It would partially mask the Beetham Tower, but is in closer proximity to the church. The visual impact of the new tower would vary depending upon environmental conditions with the greatest impact probably at dusk and night, when the internal lighting would make it more prominent. The previous scheme had the broadest elevation rising behind the church tower, in a colour similar to that of the church, resulting in the church merging into the background of the tower. The revised scheme is better in this respect but is still an eyecatcher in the background to the church, is closer than the Beetham Tower and blurs the silhouette of the church as the focal point in the view. The additional harm caused to the setting of the church in this view, over and above that already caused by the Beetham Tower would be noticeable, but not substantial.

#### Impact of the development upon heritage assets: Peter Street/Deansgate Conservation Area

The proposed redevelopment now includes the retention of two of the three buildings currently on site: the Sir Ralph Abercromby Pub and the front range of the former Police Headquarters. This is welcomed and provides continuity between the history of the site and the future redevelopment. The conversion of the front range of the former Police Station maintains the strong building line along Southmill Street as well as the link with the civic functions of the Town Hall complex. The public house is a delightful reminder of the former scale of this part of the city and an eye-catcher in the view along Bootle Street. As part of the proposed development the Synagogue is

being proposed for demolition. This would cause some harm in the loss of a building which makes a positive contribution to the conservation area. We are disappointed that the scheme does not retain the synagogue building.

The re-design of the proposal now allows for a public square and route across the site from Bootle Street to Jackson's Row, thus providing the true connectivity desired by the Council's Strategic Planning Framework. The proposed buildings provide activity to the surrounding streets through ground floor uses, improving on the current blank facades and fragmented townscape. The mid-rise office building, which would appear in some longer-range views due to its scale and form, would have a neutral impact upon the significance of adjacent listed buildings and would not cause harm to their significance. Notwithstanding the demolition of the synagogue, in their view, the retention of two historic buildings, creation of an enclosed public square and active edges would enhance the significance of the conservation area.

They acknowledge that the site could play a significant role in the regeneration of this part of Manchester and have always recognised the need for enhancement of this particular area, particularly in terms of providing connectivity through the block and more activity along the building edges.

The proposals does bring some heritage benefits, including bringing back into use the vacant former Police Headquarters, and enhancing the setting of the Abercromby Public House by creating space around it. The proposal would in some ways enhance the character and appearance of the conservation area by creating new routes and active edges in a failing and impenetrable area.

However, the proposed tower element in particular, would have a significant harmful impact. The harm would vary for each listed building and would individually and cumulatively be less than substantial although at the upper end of that scale for the Albert Memorial. Less than substantial harm should still be avoided but where it cannot, it should be mitigated or minimised. It requires clear and convincing justification to overcome the great weight attached to preserving heritage assets. There must be a clear and convincing justification for this harm and it should be outweighed by public benefits.

They are unable to support the application on heritage grounds due to the cumulative harm that would be caused to highly graded listed buildings. They state that the City Council has to be convinced that the potential wider public benefits delivered by the development convincingly outweigh the harm caused to the significance of the heritage assets before coming to a decision.

Big Six:

Twentieth Century Society – Strongly object to the application as it will cause substantial, cumulative harm to central Manchester's historic environment. Although it proposes the retention of the Ralph Abercrombie pub, the setting of this local asset will be profoundly and negatively transformed from a low-rise urban grain characterised by local brick to a generic, pseudo-public retail space with an alien materiality and scale.

The other non-designated heritage assets onsite will be demolished or altered beyond recognition in the case of the neo-classical Police Station. Our previous letter to you sets out why these buildings are of significance. Although the Synagogue was turned down for national designation, Historic England clearly recognised its interest and quality in their report, describing it as a building that has 'particular significance for the city'. To state as this application has done, that the Synagogue is of 'low importance' is therefore entirely specious.

The revised scheme would constitute less harm by reducing the towers from two to one, it continues to cause substantial harm to the setting of the seven surrounding conservation areas and numerous highly graded listed buildings due to its incongruous and overbearing height and poor design quality. It is essentially an anonymous tower dressed up in an over-engineered bronze façade.

They share the Victorian Society's scepticism of the proposed views provided and emphasise the importance of understanding the kinetic and spatial nature of the impact which cannot be adequately demonstrated by the one visual of the Grade II\* Central Library that has been included.

The NPPF requires that any proposal leading to harm requires clear and convincing justification, and that where the proposal will lead to substantial harm, substantial public benefits must outweigh the harm or loss. .

They do not consider that the 'public benefits' of this scheme for a luxury hotel and apartments will outweigh the harm. Many of these have been conflated with private benefit; and many others are repeated throughout the document. Other 'benefits' are not intrinsic to the qualities of this particular scheme and are a given outcome of any development project. We strongly question many of the claimed environmental benefits, for example that the scheme will positively 'redefine the heart of Manchester', given our position on the quality of the building and the harm it will cause. We also consider that to claim the scheme has any substantial benefit in heritage terms – i.e. that it will 'allow the heritage values [of the surrounding heritage assets] to be understood and appreciated within a new context' is completely indemonstrable.

Overall, the Twentieth Century society considers that the application has not made a convincing, robust argument that justifies the scheme, nor has it been demonstrated that the site could not be developed viably in a way that delivers genuine public benefit and respects the historic quality of the site and the surrounding area. The Society is therefore of the opinion that the application does not pass the legislative requisites or policy tests. We urge that the council upholds their duty to protect listed buildings and conservation areas, and refuses this application. Should your committee be minded to grant permission, we will request that it is referred to the Secretary of State.

Ancient Monuments Society – Strongly objected to the original proposals on the grounds that substantial harm would be caused to a number of heritage assets and their setting, including the Deansgate Conservation Area, Manchester Town Hall and the Central Library. . Any further comment, on revised proposals, to be reported.

Council for British Archaeology - To be reported.

Georgian Group – The proposed development will have an adverse impact upon the setting of many designated and non-designated heritage assets. Of the listed building's affected at least two Georgian structures, the Church of Saint Ann (grade I) and the Quaker Meeting House ( grade II) will continue to be significantly affected.

The Georgian Group welcomes the decision to retain the Sir Ralph Abercromby public house, No.35 Bootle Street. We also welcome the decision to retain the façade of Noel Hill's Police Station which will reduce the impact of the proposed development upon the setting of the grade II listed early nineteenth century Quaker meeting house. The meeting house will still however, be dwarfed by the proposed new structure.

The scale and density of the proposed development has been significantly mitigated by reducing the number of towers from two to one, and its impact upon the wider setting of the grade I listed St Anne's Church reduced by rotating the new structure from the axis originally proposed. The impact of the proposed development on key views of the church will however, still be a significantly harmful one as demonstrated in the mock ups illustrated of view 18 within the Heritage Impact Assessment.

The Georgian Group is aware of the advice given by the Victorian Society as to the potentially highly damaging impact of the proposed development on the setting of the Town Hall, Albert Memorial, and the significance of the wider conservation area. As the bulk of the structures affected fall within the remit of the Victorian Society and Twentieth Century Society we wish to defer to their considerable expertise on the effect of the development on the wider Conservation Area. The Georgian Group agrees with the view of the Victorian Society that a tower development of this scale on this specific site will inevitably lead to a high degree of harm to the setting of many highly graded listed buildings.

The absence of an adopted tall buildings policy for the city has contributed to a proliferation of proposals for tall buildings throughout the city's central districts. A number of these schemes have the potential to cause considerable harm to the setting of historic buildings of national significance, and to streets cherished by the City's inhabitants. A comprehensive policy addressing this issues is urgently required.

The NPPF provides a rigorous and clear methodology by which schemes which would cause harm to the setting of listed buildings and to conservation areas should be assessed. In order to justify a development which would cause substantial harm to the setting of multiple highly graded heritage assets, any proposal must bring clear and substantial public benefits which would outweigh the harm which would be caused. Paragraph 5.5 of Historic England's Advice note on tall building's gives specific advice on how public benefit should be assessed in relation to schemes for high rise structures. The Georgian Group agrees with the Victorian Society's assessment that the type of robust justification which is required in this case has not been provided.

Society for The Protection Of Ancient Buildings - To be reported.



Victorian Society - The Society strongly objects to this very harmful scheme, which causes an unjustified degree of harm to numerous highly graded heritage assets.

The Victorian Society recommend, if the Council is minded to grant consent, that the application be referred to the Secretary of State for their determination.

The single-tower is an improvement and addresses some of the concerns raised by consultees including Historic England. A summary of the issues is offered in the Design and Access Statement (p.41), as follows:

- The demolition of all existing buildings
- Negative impact on the heritage assets and Conservation Area
- Density of the two towers
- The dark colour of the façade
- Lack of activation at street level
- The poor quality of design

It is positive that the Sir Ralph Abercrombie pub would be retained although there are residual setting issues. but less positive, that only the facade of the Police Station would be retained. It is disappointing that the Synagogue would not be retained. The dark colour of the tower has been softened but the form and reflectivity of the bronze cladding is objectionable and alien to its surrounding context. The lack of activation at street level has been addressed adequately via the proposed plinth range.

However, the revisions fail utterly to address the negative impact of the scheme on the surrounding heritage assets. This is largely due to the fact a tower of this scale on this site results in a very high degree of harm to a large number of highly graded listed buildings. The designated heritage assets affected include but are certainly not limited to the Albert Square setting to Manchester's Grade I-listed Town Hall (also a Conservation Area), the Grade I-listed Albert Memorial, and the Deansgate Conservation Area.

This very significant adverse impact is demonstrated in the series of townscape views submitted for the current application, particularly of Albert Square, which shows the tower overwhelming the silhouetted form of the Grade I-listed Albert Memorial. It is further evident from the view that the primacy of the Grade I-listed Town Hall, as it is experienced within this important contemporaneous civic square and surrounding group of mostly Victorian buildings, would be completely eroded.

The scheme's absolute failure to preserve or enhance the character and appearance of the Conservation Area can be read from the short-range views towards the site from Jackson's Row, Southmill Street, and Deansgate, where the loss of grain, inappropriate choice of materiality, and alien building forms contrast so uncomfortably with the surrounding streetscape, which is otherwise unified by a broadly common form, scale, massing, and materiality.

Unfortunately medium-range views are not provided in the application, which is a great limitation to understanding the scheme's full impact within the Deansgate and surrounding Conservation Areas. We are also disappointed to note the careful contrivance of some other townscape views, particularly two of the Central Library in

St Peter's Square, which was one of the assets most obviously harmed by the previous Make scheme. Misleadingly they depict perhaps the only two fixed points in St Peter's Square from which the tower would not be so visible over the arc of the Library roof. While we defer to the Twentieth Century Society for their view on the impact on the roofscape of the Central Library, we would ask the Council to scrutinise the submitted views and to interrogate the impact of the proposals in situ or with a model, rather than rely on the submitted scheme documentation.

#### Legislation, Policy and Guidance

Historic England's guidance note on Tall Buildings notes that if a tall building is not in the right place and well designed, it can seriously harm the qualities that people value about a place. Given the scale of their objection and the objections of many others to the revised proposals, it is apparent that the revised scheme would still seriously harm the qualities that people value about the buildings and streetscape surrounding the site.

When considering any proposal that has an adverse impact on a designated heritage asset through development within its setting, 'great weight should be given to the asset's conservation', with any harm requiring a 'clear and convincing justification' (NPPF paragraph 132). In assessing this justification, and in weighing any public benefits offered by a tall building proposal, local planning authorities will need to pay particular regard to the policies in paragraphs 8 and 9 of the NPPF that state that economic, social and environmental gains are to be sought jointly and simultaneously in order to deliver positive improvements in the quality of the built, natural and historic environment. This may involve the examination of alternative designs or schemes that might be more sustainable because they can deliver public benefits alongside positive improvement in the local environment. If a tall building is harmful to the historic environment, then without a careful examination of the worth of any public benefits that the proposed tall building is said to deliver and of the alternative means of delivering them, the planning authority is unlikely to be able to find a clear and convincing justification for the cumulative harm.

Additionally, beyond the 'great weight' provision of the relevant national policies, due consideration must be given to the relevant heritage legislation. For listed buildings, it is the Council's statutory duty to have 'special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For Conservation Areas, the Council's statutory duty is to pay 'special attention [...] to the desirability of preserving or enhancing the character or appearance of that area.

So the starting point of any assessment is the duty to have 'special regard' or to pay 'special attention' to the preservation of any designated heritage assets, and (for listed buildings only) the contribution made by their setting. This duty applies not just to the building or area that is most affected by a proposal, but to all of the assets that are affected in some way.

Returning to the integral assessment methodology of NPPF paragraphs 132-134, the next step is to identify a clear and convincing justification to explain the harm arising to any designated heritage assets or to their settings. Given the sheer scale of

cumulative harm arising from these particular proposals to numerous assets including to the setting of Manchester Town Hall, the Albert Memorial and the Deansgate Conservation Area, it is expected that any justification will be proportionate to this.

Further, it is also required that the public benefits arising from the scheme are of the required scale so as to weigh against any harm. In this case, the public benefits would need to weigh against the very high adverse impact – not just to one heritage asset but to many, and in some specific cases (such as the Albert Memorial) harm of the highest level. In accordance with Historic England's guidance, when determining a tall building application due consideration should also be given to alternative schemes for a site that would better meet the NPPF requirements for sustainable development.

In line with national policies then, the justification and public benefits for a scheme of this cumulative adverse impact should be of a level that would outweigh the above identified degree of harm. It is our view that the cumulative level of harm is such that this would need to be at a level approximate to, for example, essential infrastructure provision. The type of very robust justification required is quite simply not provided within the proposals.

Indeed, we can find no clear or convincing reason – beyond the basic fact of site ownership – to justify this specific scheme in this specific location. If it is economic benefits that are wanted specifically, then these could be delivered with the same level of success on another, far less sensitive site within the city centre. The building density of Manchester's centre is not yet at such a level as to offer no other sites with the development potential to match this scale of ambition, as might perhaps be argued in the case, for example, of the City of London. Alternatively, if it is development of this site that is wanted specifically, a viable scheme delivering at least some of the application's stated economic benefits could still be achieved by a building or group of buildings of a dramatically reduced scale, massing, and form.

One of the major limitations to assessing this application and others within sensitive city-centre locations is that there is no adopted tall buildings policy; clearly, Manchester needs one desperately and we urge the Council to prioritise its creation. To be clear, it is not the Society's view that there is no place in Manchester for tall buildings, but rather that they should be managed properly by the strategic identification of appropriate tall building and cluster locations, instead of the current highly unsatisfactory piecemeal approach. An adopted tall buildings strategy would of course be of benefit to all parties engaged in the planning system, not least to investors looking to select appropriate development sites.

To conclude, it is ironic perhaps that, as the Council embarks on the final part of its three-stage, multi-million pound, publicly-funded project to conserve and refurbish this suite of highly graded civic buildings and spaces for the obvious benefit of the people of Manchester, the settings of these same buildings are being threatened so insidiously by a development that is almost wholly commercial and will therefore largely result in only private gain.

We request that Manchester Council acts to protect its most important historic buildings and spaces, as well as its own recent and on-going considerable financial investment in its civic buildings, by refusing this application in its current form. Given the scheme's evident failure to meet the requirements of the relevant legislative and policy tests, a refusal is wholly justified.

As previously, we recommend, if the Council is minded to grant consent, that the application be referred to the Secretary of State for their determination.

Manchester Civic Society – MCS state that the proposal “fails to comply with the several of the City Council’s Core Strategy policies, and with protections provided for the setting of historic assets set out in the NPPF. The developer’s bold aspiration to deliver the range of facilities proposed for this site is not feasible in this protected location. This site is special both because of the exceptional heritage value of its location and due to the merits of the buildings on site. The buildings on the have merits, despite not being listed. Development on this site is automatically protected by stringent constraints, both in national guidance and in local restrictions. These include heritage Policies in Manchester City Council’s Core Strategy (2012), whose protections mirror those in the NPPF.

Manchester Civic Society contends that the proposal fails to meets the very considerable challenge that this site presents and its function and form would not complement its historic setting here. It does not fit in with the architectural mix and the metal cladding is alien to this environment.

Very tall buildings are also alien within this area with the Grade II\* Town Hall Extension, 8 storeys high, setting the upper value. A 0 storey tower would totally dominate the area and the very significant listed buildings it contains.

The national protection given to heritage assets expressly includes protection from development affecting the setting of a heritage asset. The setting of the Town Hall, would be totally compromised by this dominating bedfellow. In considering the impact of this proposal one must pay sufficient regard to the delicacy of the architecture into which this 40 storey tower is to be inserted. Even the plinth seems rough and overbearing in this context. The harm here, by this overbearing structure, will be substantial.

Manchester Civic Society believes that to grant permission for this scheme in this setting would be such a significant overturning of the NPPF heritage protections as to gravely challenge their future validity. This is a national issue, justifying appeal.

SAVE Britains Heritage - strongly object as the proposal would cause substantial harm to designated and undesignated heritage assets in Manchester’s historic centre. This would be as a result of both the demolition of existing buildings and the impact of the new buildings on the setting of surrounding heritage assets. The application is therefore in clear contravention of national and local planning policy and we recommend that it be refused.

The proposed tower would therefore be almost three times as tall as the current tallest building in the Conservation Area (the 14 storeys Grade II listed, 1932 Sunlight House).

Whilst acknowledging that some positive changes have been made they continue to have very serious concerns. The development would cause substantial harm to the conservation area within which it is located, as well as substantial harm to surrounding listed buildings and other nearby conservation areas. The site is one of the most significant and sensitive within Manchester, set amongst some of the city's most impressive and best-known buildings. Development of the site has the potential to have a major impact on the surrounding heritage assets. This importance is further demonstrated by the very high levels of public concern since the plans were unveiled in 2016.

They do not consider this location to be suitable for a building of this size and changing its positioning or materials, or increasing its height by nine storeys, does not mitigate the substantial harm that would be caused. The impact would be negative and widely felt. The Town Hall and Albert Monument, the Library, and Town Hall Extension, as well as several conservation areas, would be substantially harmed due to the visual intrusion of the proposed tower into their setting. This is exemplified in the key CGI view from Albert Square, where the tower is by far the dominant building, appearing behind the Albert Memorial. Secondly, we believe the proposed mid-rise buildings will negatively impact the Conservation Area. The six-storey podium element overwhelms the Sir Ralph Abercrombie pub, surrounding it and bearing no relation to it – the pub appears to be an afterthought. A similar comment is made in relation to the massing of the ten-storey block behind the retained Police Station frontage, with the new development looming over it in a clumsy and overbearing manner. This will be particularly noticeable in long views into the Conservation Area, such as the view down Bootle Street from Mount Street. The Bootle Street and Jackson's Row street elevations show a development that pays little regard to its surroundings or the character of the conservation area. The council has a duty to ensure that conservation areas are preserved and enhanced, but this proposal fails to do either.

There are significant and substantial reasons to refuse this application in line with national and local planning legislation and policy. First and foremost is the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66(1) of the Act states:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Similarly, Section 72(1) states that:

...Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of [a conservation] area.

Both sections place a very strong presumption in favour of preservation and protection of heritage assets and their settings, requiring local authorities to pay

special attention to these points. The application would also fail to comply with paragraphs 131, 132, 133, 135, 137 and 138 of the National Planning Policy Framework (NPPF). Crucially when considering NPPF policy, the substantial harm caused by this development must be weighed against the proposed public benefits, as set out in paragraph 133. We firmly believe that the proposed benefits do not outweigh the harm and would fail the test set by 133. Many of the benefits are generic and could be delivered by any development of this site. Nor should some of the proposed benefits be considered – for example retaining the existing pub is maintaining the status quo, it is not a significant public benefit unique to this proposal. Furthermore, we contend that most of the proposed benefits could be delivered by a proposal that is significantly less harmful to surrounding heritage assets. This would make such a proposal the optimum viable use as identified by the NPPF.

Policy CC9 of the Manchester Core Strategy Development Plan also states:

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

We share the concerns of the Victorian Society that Manchester lacks a specific tall buildings strategy, which should be in place for assessing proposals of this kind. In the last decade Manchester has seen a great many applications for tall buildings, and a tall buildings strategy would help identify suitable locations for such developments, rather than the ad-hoc site by site basis currently practised.

SAVE continues to strongly object to this proposal, which would cause substantial harm to Manchester's civic heart. In recent years the city centre has undergone an impressive revival, with historic buildings restored and adapted for new uses. This proposal puts this at risk by introducing buildings entirely out of scale and character, and this precedent would have far reaching negative consequences. The proposed public benefits would not offset the level of harm caused, and in any event we consider that many of the benefits could be delivered by a more conservation sensitive proposal. A development that pays much greater attention to heritage would result in greater public benefits.

Manchester Disabled Peoples Access Group - MDPAG focus on key concerns about access, including potential hazards and safety issues. There are many good inclusive design features, but there remain a number of access barriers, which do not represent good practice and do not meet with Our Manchester policies and practices. The designs also do not always meet with the specifications in Design for Access 2, referenced in Supplementary Planning Documents nor in meeting the requirements of the Equality Act. The following specific references are made:

The application includes more design specifications than the previous application, but many detailed specifications are deferred to a later stage and will be the responsibility of the tenants who will be running the facilities and fitting them out. All works should meet the requirements in Design for Access 2, the new BS 8300-1 2018 and BS 8300-2 2018 and beyond.

Most of the specifications referred to, relate to BS 8300 and Part M and although Design for Access 2 and the Equality Act is referred to, the designs and specifications don't always reflect this. The Equality Act requires that designers and developers anticipate the needs of all disabled people and make reasonable adjustments, and although a list of impairments is referred to, there are impairments not considered in the user group list identified in the Access Statement.

There is no controlled crossing to the public realm. There are no specific drawings for the paving pattern and materials, but recent city centre developments have proved to be a major hazard for disabled people and others. These must not be hazardous or create obstacles.

Concrete which could have sharp edges and encroach on to the pedestrian routes. They should have arm rests and back support and the colour should contrast with its background. Seating in the terraced areas and elsewhere should allow wheelchair and scooter users to manoeuvre around, with references to clear obstacle free routes for visually impaired people. Lighting and wayfinding proposals should allow people to orientate and to find their way around, particularly access to lifts and evacuation routes in an emergency. The steps would require colour contrasts and tactile paving.

Handrails should be provided on both sides of steps otherwise it would be a problem for many disabled and older people.

The lift from the offices to the different terraces should be publicly accessible. This may be a major issue for adults with children who may get tired from the number of steps and for people with limited mobility.

The Landscape Masterplan should avoid obstacles for visually impaired people and for people with dementia and learning difficulties including structures, tables, steps and planting, including trees, obstructing potential pedestrian routes. This is particularly problematic along Jackson's Row, street furniture along the internal route and the entrance and exits along Bootle Street.

A wayfinding strategy should be integrated with the structural and landscape design and lighting proposals to ensure that signage and other wayfinding features are not limited and create barriers for disabled people.

There is likely to be increased demand from synagogue users for accessible parking spaces during festivals and key dates. The Synagogue should include provision for wheelchair users in the main area and there should be access to raised areas for wheelchair users.

There should be unisex general toilet provision, additional to male, female and accessible toilets and separate baby changing facilities within the public spaces and other provision. This is particularly important at the Level 10 public restaurant level where there are no unisex toilets or baby changing areas for such an active public space with eating and drinking provision. We do not consider that it is sufficient to rely on the tenants and operators of spaces to provide these facilities. In the Boutique Hotel the use of a platform lift would be difficult for some disabled people to access.

The hotel bedrooms should meet standards and requirements of disabled people.

The hotel, office, retail and leisure provision and other services should have evacuation lifts for the people using upper levels and terraces. Disabled and older people and children will need at least one or more emergency lifts to ensure that there are safe emergency exits and avoid any major safety hazard.

## **POLICY**

### **National Planning Policy Framework (NPPF) (2012)**

The NPPF set's out the Government's planning policies for England and how these are expected to apply. It is a material consideration in planning decisions. The proposal should be considered in relation to the following policies, or parts thereof. The central theme to the NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role (paragraphs 6 & 7). In order to successfully deliver sustainable development, the NPPF makes it clear that "business should not be overburdened by the combined requirements of planning expectations" and that "planning policies should recognise and address potential barriers to investment".

The NPPF outlines that the primary objective of development management is to foster the delivery of sustainable development. Local planning authorities should look for solutions rather than problems, working pro-actively with applicants to secure developments that improve the economic, social and environmental conditions of an area.

The Framework identifies 12 core planning principles which include that planning should proactively drive and support sustainable economic development to deliver the homes, business, infrastructure and thriving local places that the country needs. Every effort should be made to objectively identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. It should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It should take account of the different roles and character of different areas, promoting the vitality of our main urban areas and encourage the effective use of land by reusing land that has been previously developed.

Section 1. Building a strong and competitive economy; The site makes a minimal contribution to Manchester's economy despite its location. It is estimated that the proposal would contribute £32.7m to the City's economy over 10 years and provide around 1,800 jobs in addition to the significant jobs during construction. A Regeneration Statement provides full details of the economic benefits of the scheme.

Paragraph 9 of the NPPF states that sustainable development requires positive improvements to the quality of the built, natural and historic environment, as well as to quality of life, including making it easier for jobs to be created in cities, improving design quality and improving the conditions in which people live, work, travel and take leisure. This proposal would create jobs and improve the environment for



residents, workers and visitors. The proposals would develop an underutilised site including non-designated heritage assets, to provide a high-quality hotel, office and residential accommodation and leisure uses. This would help to strengthen the economy by creating employment during construction along with permanent employment. It would create a landmark mixed use development and effectively re-use previously developed land.

Section 2. Ensuring the Vitality of Town Centres: The proposal would develop a site within the heart of the city centre that is situated in close proximity to a range of modes of public transport. This would help to reduce the need to travel by car and ensure that employment opportunities can be accessed by a wide range of the population helping to improve social inclusion. The major public realm proposals and associated food and drink uses would create activity. The residential units and hotel use would attract people to the site at all times of the day and evening. The mixed use development would therefore support economic growth and vitality and viability of the City Centre.

Section 4 Promoting Sustainable Transport: The proposal is in a highly accessible location in close proximity to all sustainable forms of public transport including rail, Metrolink, metroshuttle and bus connections. This would represent sustainable development and contribute to the delivery of wider sustainability and health objectives and give people a real choice about how they travel. The site is close to shops, leisure facilities and employment and is accessible for pedestrians and cyclists.

Section 6 Delivering a wide choice of high quality homes: The proposal would deliver an efficient, high quality mixed use development that would include 189 apartments, with one, two and three bedrooms in a sustainable location. Manchester is growing rapidly with one of the highest population growth rates in the UK alongside economic growth. These factors require significant investment in housing in suitable locations.

The City Centre is the biggest source of jobs in the region and schemes that service its needs in terms of providing suitable accommodation should be supported. The draft Residential Growth Prospectus identifies the need to build more new homes to accommodate a growing population, providing high quality homes for sale and rent to meet future demand.

Section 7 Requiring Good Design: The buildings and public realm would be of a high quality and would contribute to the high quality of built form in the area. The proposed materials would reflect the character of the surrounding area. The development would improve connections and would be integrated into the natural and built environment. The apartments would be functional, attractive and sustainable.

Section 8 Promoting healthy communities: The proposed mix of uses would encourage residents to interact. The proposals incorporate areas of new public realm and landscaping and high quality new pedestrian linkages. The proposal incorporates features which minimise opportunities for crime and disorder and is supported by a Crime Impact Statement. The creation of an active street frontage would help to integrate the site into the locality and increase levels of natural surveillance.

Section 10 Meeting the challenge of climate change: The proposals would incorporate strategies to limit the use of energy. The location of the development and the proposed mix of uses and density is such that greenhouse gas emissions would be reduced. The scheme would utilise Combined Heat and Power (CHP) and achieve 15% - 19% increases on the Part L 2010 efficiency measures.

Section 11 Conserving and enhancing the natural environment. The proposals would provide large areas of public realm, both at street level, and at rooftop, along with areas for residents amenity space. These areas would be designed with extensive areas of planting, introducing greenery to an area of the City Centre where there is currently little.

Section 12 Conserving and enhancing the historic environment: paragraph 128 - Advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

paragraph 131 - Advises that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

paragraph 132 - This states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be.

paragraph 134 - Advises that where proposals will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 138 - This points out that not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm or less than substantial, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

The Revised Heritage Impact Statement, and Revised Heritage chapter of the Environmental Statement identify that less than substantial harm would occur to the non-designated buildings on the site, on the setting of listed buildings, including at Grade I and Grade II\*, and local Conservation Areas, including the Deansgate/Peter Street Conservation Area. It is therefore necessary to weigh this harm against the public benefits of the development to determine whether such harm is outweighed. The public benefits associated with the scheme are substantial and the development of this site is considered to be of strategic importance.

The impacts of the revised scheme on the historic environment have decreased. Historic England consider that the impacts remain harmful but are now 'less than substantial' albeit at the highest end of that scale. Historic England explain the the Local Planning Authority should be satisfied that the public benefits of the scheme outweigh the high level of harm to the historic environment.

The St Michael's development would promote economic growth and create jobs and whilst there will inevitably be some negative impacts generated by the scheme, The positive and negative impacts have been clearly identified in this report to ensure that the City Council is well informed of these when making its decision as to whether the proposal represents sustainable development. The increase in jobs and benefits to the economy is a significant positive benefit which should be given appropriate weight. Manchester's economy is one of the key economic drivers of the region and the North of England generally and it is therefore considered that the substantial economic benefits which arise from this development should be afforded very substantial weight.

NPPF Viability The NPPG sets out guidance on viability and states say that viability can be important where planning obligations or other costs are concerned. In these cases, decisions must be underpinned by an understanding of viability, ensuring realistic decisions are made to support development and promote economic growth. Where the viability of a development is in question, Local Planning Authorities should look to be flexible in applying policy requirements wherever possible.

The NPPG notes that decision-making on individual applications should not normally require consideration of viability. However, where the deliverability of the development may be compromised by the scale of planning obligations and other costs, a viability assessment may be necessary. This matter is considered further in relation to the Council's specific policy requirements in relation to Planning Obligations.

To incentivise the use of brownfield sites, Local Planning Authorities should, consider the different funding mechanisms available to them to cover potential costs of bringing such sites back into use. They should take a flexible approach to planning obligations and other contributions to ensure that the combined total impact does not make a site unviable. The issue of the viability is considered in detail later in this report.

National Planning Practice Guidance (NPPG) (2014) In March 2014 the Department for Communities and Local Government (DCLG) launched a new planning practice guidance web-based resource. This is also a material consideration in the determination of planning applications. It was accompanied by a Ministerial Foreword which included a list of the previous planning practice guidance documents cancelled when the NPPG site was launched.

The NPPG, in a similar manner to the NPPF, states good design is integral to sustainable development, and is about creating places that work well for everyone whilst looking good, lasting well, and adapting to the needs of future generations. The NPPG states that the key issues to be considered in development are:

- local character;
- safe, connected and efficient streets;
- networks of greenspaces;
- crime prevention;
- security measures;
- access and inclusion;
- efficient use of natural resources; and
- cohesive and vibrant neighbourhoods.
- The NPPG then states that development should look to be:
  - functional;
  - supportive of mixed uses and tenures;
  - inclusive of successful public spaces;
  - adaptable and resilient;
  - distinctive in character;
  - attractive;
  - permeable to movement.

### **Relevant Local Policies**

#### **Core Strategy**

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

The adopted Core Strategy contains a number of Strategic Spatial Objectives that form the basis of the policies contained therein. Those which are of relevance to the current proposals are as follows:

SO1. Spatial Principles - The development would be in a highly accessible location, close to good public transport links, and would thereby reduce the need to travel by private car.

SO2. Economy - The proposal would help to support the economic performance of the City and help to spread the benefits of this growth to reduce economic, environmental and social disparities, and help to create inclusive sustainable communities. The scheme would provide new jobs during construction along with permanent employment and facilities in the hotel, offices, retail and associated leisure uses, in a highly accessible location.

SO3. Housing - There is an identified need to increase the amount of high quality housing at sustainable locations to address demographic needs and to support economic growth. The City Centre will see the most intensive development of housing in The City. It is expected that a minimum of 16,500 new units will be provided from 2010-2027. The proposals will deliver 189 residential units within the City Centre contributing towards meeting overall housing targets within the city.

S05. Transport - The development of this highly accessible site would reduce the need to travel by private car and make the most effective use of public transport facilities.

S06. Environment - The proposal would seek to protect and enhance the built environment of the City and ensure the sustainable use of natural resources, in order to: mitigate and adapt to climate change, improve air, water and land quality; improve recreational opportunities, so as to ensure that the City is inclusive and attractive to residents, workers, investors and visitors.

Policy SP 1. (Spatial Principles) - The development would be highly sustainable and be consistent with the aim of bringing forward economic and commercial development, alongside high quality city living within the Regional Centre. The development would be close to all forms sustainable transport, would enhance the built environment, create a well-designed place that would both enhance and create character, reuse an underutilised brownfield site and reduce the need to travel.

Policy EC1. Land for Employment and Economic Development - The proposals would support the City's economic performance by bringing the site into active use and help to reduce economic, environmental and social disparities. This would help to create inclusive sustainable communities. The City Centre is a key location for major employment growth and the proposals would create new jobs during the construction and in operation which would contribute to economic growth. The design makes an efficient use of space and would enhance the sense of place within the wider area.

Policy EC3. The Regional Centre - Housing is an appropriate use within the city centre although this should complement the development of mixed use employment areas. Subject to site and location details, the Regional Centre will generally be a location where higher density residential development is appropriate. The retail proposed is also appropriate to this location and will serve the City Centre and proposed visitors.

Policy CC1 - Primary Economic Development Focus (City Centre and Fringe) - The proposed development would assist tourism and demonstrate confidence in the economic future of Manchester and the region.

Policy CC2. Retail - Across the City Centre. - Retail will be supported where it would serve a local community (such as small scale convenience provision) or contribute to the area's character. The Council is particularly supportive of the growth of the independent retail sector, which has become a defining feature of several quarters in the City Centre. Mixed developments which include retail units will be expected to demonstrate that reasonable steps have been taken to ensure that these units will be occupied.

Policy CC3 Housing – The City Centre will see the most intensive development of housing in The City. It is expected that a minimum of 16,500 new units will be provided from 2010-2027. The proposals will deliver 189 residential units within the City Centre contributing towards meeting overall housing targets within the city.

Policy CC4. Visitors, tourist, culture and leisure - The City Centre will be the focus for culture and leisure in the City Region. Hotels will become an increasingly important use across the City and these will be particularly important in the City Centre and new hotel development which contributes to the quality of the City Centre hotel offer will be supported. The proposals include two hotels offering a range of high quality provision.

Policy CC5. Transport - The development would be accessible by a variety of forms of public transport and would contribute to improving air quality.

Policy CC6. City Centre High Density Development – City Centre development will generally be high-density. It is a location where land should be used to maximise its efficiency.

Policy CC7. Mixed Use Development - The City Centre presents the most viable opportunities for mixed-use development and in general these will be promoted as a means of using land as efficiently as possible. Active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment.

Policy CC8. Change and Renewal - The approach to development, and redevelopment, in the City Centre will welcome large-scale schemes. Developments which make significant contributions to the City Centre's role in terms of employment and retail growth or which improve the accessibility and legibility of the Centre will be supported, subject to the proposal's impact on key aspects of the City's heritage and character.

Within areas identified for large-scale redevelopment proposals will be expected to be prepared within an approved development framework. New development should fully exploit opportunities to contribute to the improvement of the City Centre in terms of character and function, taking account of other policies in the Core Strategy.

CC9. Design and Heritage - The proposal would have a high standard of design and materials appropriate to its context and the character of the area. It would affect the setting of nearby listed buildings but would enhance the character of the Deansgate Conservation Area, within which it is located.

Policy CC10. A Place of Everyone - The development is designed to be fully inclusive in terms of access, with step-free access. All floors above ground level will be accessed via lift as well as stairs. The design has been developed to provide a simple and clear layout which is easy to use for all regardless of disability, age or gender.

Policy H1. Overall Housing Provision – Approximately 60,000 new homes will be provided for in Manchester between March 2009 and March 2027. This equates to an average of 3,333 units per year, however the rate of delivery of units will carry across the lifetime of the Core Strategy. New housing will be predominantly in the North, East City Centre and Central Manchester.

There is a presumption towards high density housing development in the city centre within mixed use schemes which contribute to regeneration initiatives or niche housing markets by providing sustainable, well designed accommodation which meets the needs of workers moving to Manchester.

90% of housing will be on previously developed land. New developments should take advantage of existing buildings where appropriate ... if this is not possible development schemes should contribute to renewal of adjacent areas which contain vacant or derelict buildings.

Policy H8 – Affordable Housing Sets out the Council's approach to assessing applications of greater than 15 residential units and provision of affordable housing or an equivalent financial contribution. The proportion of affordable housing units will reflect the type and size of the development as a whole; and where appropriate provision will be made within section 106 agreements to amend the proportion of affordable housing in light of changed economic conditions, subject to a financial viability assessment. Either an exemption from providing affordable housing, a variation of the proportions of socially rented and intermediate housing or lower commuted sum, may be permitted where either a financial viability assessment is conducted and demonstrates that it is viable to deliver only a proportion of the affordable housing target of 20%; or where material considerations indicate that intermediate or social rented housing would be inappropriate. The applicant has provided a financial viability assessment for the application proposals. This information has been reviewed on behalf of by the Council's Strategic Development Team.

Members of Committee should be aware that the Council has an interest in the land subject to the application it is through this interest that the Council will address contributions towards affordable housing and this would satisfy the requirements of policy H8. It is on this basis and as part of the financial viability assessment that in this instance, as affordable housing contributions are to be made through the land transaction with the City Council, a section 106 is not required.

Policy T1. Sustainable Transport - The proposal would encourage modal shift away from car travel to more sustainable alternatives and include environmental improvements to routes to public transport, which would prioritise pedestrians and disabled people.

Policy T2. Accessible Areas of Opportunity and Need - The application is supported by a Transport Assessment and Travel Plan Framework. The site is extremely accessible by all forms of sustainable transport.

Policy EN1 Design Principles and Strategic Character Areas - The proposal involves a high quality design, and would result in a development which would enhance the character of the area and the overall image of Manchester.

The policy states that while there will be opportunities to create landmark buildings, developments should also contribute positively to the experience of all at street level.

Wherever possible the opportunity should be realised to enhance existing and provide new areas of meaningful open space, and the maintenance and improvement of the City's permeability should be considered in all proposals.

EN2 Tall Buildings - Tall buildings are defined as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline. Proposals for tall buildings will be supported where it can be demonstrated that they:-

- Are of excellent design quality,
- Are appropriately located,
- Contribute positively to sustainability,
- Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and
- Will bring significant regeneration benefits.

Tall buildings should complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views. Suitable locations include sites within and immediately adjacent to the City Centre with particular encouragement given to non-conservation areas and sites which can easily be served by public transport nodes.

Tall buildings can have a significant impact on the local environment and its micro-climate and this impact must be modelled. Proposals should create an attractive, pedestrian friendly local environment. It will be necessary for the applicant/developer to demonstrate that proposals for tall buildings are viable and deliverable.

The Proposals would positively contribute and support the aims of the Core Strategy policy on Tall Buildings by:

Providing buildings of exceptional design quality;

Utilising a site that has excellent accessibility to a range of public transport modes, including Metroshuttle, bus, rail and Metrolink;

Incorporating sustainability measures as set out in the supporting Environmental Standards Statement and Energy Strategy;



Creating new jobs in a range of sectors and skill levels and associated indirect economic benefits through the use of local supply chains

Providing environmental improvements to the townscape, with buildings of exceptional quality that provides for activity and animation at ground floor ; and,

Providing a form of development that has been carefully designed to be appropriate in terms of microclimate, through wind testing and sunlight and daylight impacts.

Policy EN3 Heritage - The Council encourages development that complements and takes advantage of the distinct historic and heritage features of the city centre. New developments must preserve or where possible, enhance the historic environment, the character, setting and accessibility of areas of acknowledged importance. This issue is discussed in detail elsewhere in this report

Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development – All development must follow the principle of the Energy Hierarchy, being designed:

to reduce the need for energy through design features that provide passive heating, natural lighting and cooling

to reduce the need for energy through energy efficient features such as improved insulation and glazing

to meet residual energy requirements through the use of low or zero carbon energy generating technologies

Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies – Applications for all development over 1,000 sq. m. will be expected as a minimum to meet the targets set out in this policy, unless this can be shown to be not viable. This should be demonstrated through an energy statement. The energy statement will be expected to set out the projected regulated energy demand and associated CO2 emissions for all phases of the development

Policy EN8 Adaptation to Climate Change - All new development will be expected to be adaptable to climate change in terms of design, layout, siting and function of buildings and external spaces.

Policy EN11 Quantity of Open Space, Sport and Recreation - The proposals will provide areas of public realm within the development, both at street level and in accessible locations.

Policy EN14 Flood Risk - In line with the risk-based sequential approach contained within PPS25, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA).

In addition to the requirements for site-specific Flood Risk Assessments (FRAs) set out in PPS25, an appropriate FRA will also be required for all development proposals, including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA. All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide. In CDAs, evidence to justify the surface water run-off approach / rates will be required.

EN16 Air Quality – An Air Quality Assessment is included with the application. The proposal would be highly accessible by all forms of public transport and reduce reliance on cars and therefore minimise emissions from traffic generated by the development.

Policy EN 18 - Contaminated Land and Ground Stability - A desk study which identifies possible risks arising from ground contamination has been submitted with the application.

Policy EN19 Waste - The development would be consistent with the principles of waste hierarchy. In addition the application is accompanied by a Waste Management Strategy which details the measures that will be undertaken to minimise the production of waste both during construction and operation, including measures for recycling.

Policy DM1. Development Management – This policy sets out the requirements for developments in terms of BREEAM and outlines a range of general issues that all development should have regard to. This is considered in detail later in this report.

Policy DM2 Aerodrome Safeguarding – Appropriate measures shall be carried out in relation to the development to ensure that it would not affect the operational integrity or safety of Manchester Airport or Manchester Radar. Where necessary, a condition requiring this should be attached to any permission.

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

### **Saved UDP Policies**

Policy DC10.1 Food and Drink Use - The mix of uses proposed would promote activity throughout the day and evening, helping to create a vibrant and active area within the City Centre. The units would be fully accessible to all users, with at-grade entrances and accessible facilities provided within the restaurant and café units.

Policy DC18.1. Conservation Areas. - The development is within the Deansgate Conservation Area, and this policy states that the Council will seek to preserve and enhance the character of its conservation areas

The application is supported by a Heritage Statement which provides an assessment of the significance of the site and provides an impact assessment of the effect of the proposals on the setting of adjoining heritage assets and the character of the Conservation Areas as a whole.

Policy DC19.1 Listed Buildings - In determining applications for listed building consent, or development involving buildings of special architectural or historic merit, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings. Whilst there are no listed buildings within the application site, the development is also close to and would affect the setting of a number of listed buildings.

Policy DC20.1 Archaeology - Consideration of the application has had regard to the desirability of securing the preservation of sites of archaeological interest. A Desk-Based Archaeology Assessment has been prepared.

DC26.1 Development and Noise – This policy details how the development control process will be used to reduce the impact of noise on people living and working in the City and states that this will include consideration of the impact that development proposals which are likely to be generators of noise will have on amenity. This is a consideration particularly when assessing the impact on nearby local residents. The proposals are supported by a full

### **Other Relevant Guidance**

#### **Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)**

The Guide to Development SPD is a material consideration in decision making and sets out the design principles and standards that the City Council expects new development to achieve.

Part 1 of the SPD sets out the design principles and standards that the City Council expects new development to achieve, i.e. high quality developments that are safe, secure and accessible to all.

The SPD states that proposals should seek to ensure that the use of the building reflects their purpose and the place in which they are located. Development should enliven and define neighbourhoods and promote a sense of place. Development should have regard for the location of sustainable public transport and its proximity.

It goes on to state that developments that remain flexible and allow for new users and functions to take over will be supported. Internal space within buildings should be designed such that it retains a long-term flexibility for adaptation for use by future users. The conversion of existing buildings for a range of new uses is encouraged, ensuring that proposals are fully accessible for disabled people.

In relation to crime issues, the SPD requires that prevention measures should be demonstrated, and include the promotion of informal surveillance, CCTV, good lighting and stewardship.

The proposed uses, and the design of the proposed development would ensure flexibility in providing differing activities would be fully compatible with The Guide to development.

### City Centre Strategic Plan 2015-2018 (Draft, 2015)

The draft City Centre Strategic Plan was presented to Manchester City Council's Executive Committee on 29 July 2015 and was recommended for a final round of consultation before being brought back to the Executive Committee to endorse the final version. The report provides an update to the earlier City Centre Strategic Plan 2009-2012.

The plan recognises that Manchester and its city centre are competing internationally. It presents a vision for the city centre and sets out the strategic actions required to work towards its attainment over the period to 2018. The document embodies the City Council's latest thinking on the role of the City and is of importance therefore.

The priorities and contribution of the St Michael's site to achieving these aims is set out within the 'Central Business District' section of the plan. This states that St. Michael's provides an opportunity to make an important contribution to supporting the conference quarter, adding to the offer of high quality hotels which are needed for Manchester Central to continue its drive to attract high end conferences and international business associations. In addition, it has the potential to play a key role in linking and integrating Spinningfields with the Civic Quarter, allowing for continuous high quality accommodation and public realm across this stretch of the city centre.

The key priorities for the Central Business District include:-

- Encouraging the supply of more Grade A floor space, particularly through supporting the delivery of commercial developments around the Civic Quarter.
- Implementing a strategy to continue to attract major conferences to Manchester Central.
- Delivery of the redevelopment outlined within the Strategic Regeneration Framework for Jackson's Row/ St Michael's.
- Deliver the Peterloo Memorial within the Civic Quarter prior to the 200th anniversary of the event (in 2019).

### Stronger Together: Greater Manchester Strategy 2013 (GM Strategy)

The Greater Manchester Strategy, Stronger Together (2013), is the sustainable community strategy for the Greater Manchester (GM) City Region. It was originally prepared in 2009 as a response to the Manchester Independent Economic Review (MIER) and was led by global experts. It is the most robust analysis ever undertaken of a city. MIER identified Manchester as the best placed city outside London to increase its long term growth rate based on its size and productive potential.

The application proposals will meet or contribute towards meeting a number of the strategy's 'Creating the Conditions for Growth' priorities, including:

- revitalising the City Centre;
- creating a successful space that nurtures success;
- stimulating and reshaping the housing market;

- improving connectivity locally; and
- building the Manchester global brand.

The provision of 'Grade A' office space within the City Centre, at the heart of the city region and powerhouse of the North-West, aligns with the aspirations of the Greater Manchester Strategy by meeting the demands of the business community. The scheme has been designed to a high quality to appeal to potential occupiers and is located in an easily accessible and sustainable location.

One of the key principles running through the Greater Manchester Strategy is shaping a competitive economy for the Greater Manchester area. This is to be achieved through creating places that are attractive to business with strong connections to the wider area and providing high quality office accommodation that meets the requirements of the modern office occupier.

The hotels will also provide a service to the business community through the availability of premium quality hotel rooms, as well as function, meeting and conferencing facilities. The nature of the proposed hotel will appeal to business professionals who expect the standards of service it will offer and which are currently limited in the Manchester hotel market. Similarly, the residential apartments proposed, which will be of the highest quality with generous sizing and premium quality fit out, will encourage new companies to locate to the city, attracted by the availability of quality accommodation on offer for company executives.

#### Manchester Green and Blue Infrastructure Strategy 2015

The Manchester Green and Blue Infrastructure Strategy (G&BIS) sets out objectives for environmental improvements within the City within the context of objectives for growth and development. There would be extensive landscaping at ground floor level and in the proposed rooftop and elevated terraces. In addition, the proposal would have a positive impact on the blue infrastructure of the city, improving the environment and providing access to water corridors, including canals and rivers

#### Our Manchester Strategy (2016-2025)

The Manchester Strategy, published by Manchester City Council, sets a long term vision for Manchester's future and describes how it will be achieved. It provides a framework for actions by partners working across Manchester – public sector organisations, businesses, the voluntary sector and communities. It is not a strategy for Manchester City Council, but for Manchester. The document states that everyone has a role to play in making Manchester the best it can be. The development of the strategy has been overseen by the Manchester Leaders Forum. This is a group drawn from stakeholders across the city, established in June 2014 with the express intention of shaping the long-term strategy for Manchester and monitoring its implementation. There has been an extensive consultation process with residents, businesses and partner organisations, which have, in large numbers, offered their views about the future of the city.

The Vision within the strategy sets out that by 2025 Manchester will:-

- Have a competitive, dynamic and sustainable economy that draws on distinctive strengths in science, advanced manufacturing, culture, and creative and digital business – cultivating and encouraging new ideas;
- Possess highly skilled, enterprising and industrious people;
- Be connected, internationally and within the UK;
- Play its full part in limiting the impacts of climate change;
- Be a place where residents from all backgrounds feel safe, can aspire, succeed and live well; and
- Be clean, attractive, culturally rich, outward-looking and welcoming.

The Strategy will support changes to the city so that there is space for businesses to grow. This will be done in a way that will respect the heritage of the city, including finding new uses for existing buildings while designing outstanding new buildings, as is proposed. The Strategy recognises that a good supply of well-designed office space for large businesses and professional services will be needed. Commercial development will continue across the core of the city centre, with major developments progressing at NOMA, First Street and around the Civic Quarter.

#### Manchester Residential Quality Guidance (2016)

This document sets out design standards to provide a clear direction on what is required to deliver sustainable neighbourhoods of choice where people will want to live and also raise the quality of life across Manchester. It outlines the considerations, qualities, and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester, without being prescriptive. It is interim Guidance within the context of the existing Core Strategy.

The document separates design into nine chapters, all entitled 'Make It' followed by their subject. These are:

1. Manchester: Understanding the character and qualities of the various parts of the city;
2. Bring People Together: Encourage a sense of community and neighbourliness;
3. Animate Street and Spaces: The interrelationship between buildings, streets and spaces in making a place feel safer and inviting;
4. Easy to Get Around: Ensuring that development is accessible, well-connected and easy to get around;
5. Work with The Landscape: Enhancing and improving the connection with landscape and nature;
6. Practical: Dealing with the clutter of life;
7. Future Proof: Anticipate the impacts and effects of climate change that can make residential design more efficient;
8. Homes: Providing sufficient space, natural light and storage to allow people to settle down and flourish;
9. Happen: Ensuring that proposals are delivered as designed, well-constructed and sustainably built.

## **CONSERVATION AREA DECLARATION**

### **Deansgate Conservation Area Declaration**

Deansgate Conservation Area was designated by the City Council on 26 June 1985. It includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street. The area is situated on ground which is mostly flat, although there is a gentle slope down Peter Street in a westerly direction towards the river. Peter Street, and its continuation into Quay Street, is the most important junction in the area. Acute and oblique angles affect the plan form of buildings; since land in the city centre is at a premium, buildings totally cover their site and as a result more interesting buildings occur, many with corner entrances which are typical of Manchester.

Generally, buildings in the area display the Manchester characteristic of a tri-partite subdivision of the elevations, consisting of an over-large ground floor, a less highly modelled middle section and a varied top level seen against the sky. Buildings on Peter Street, Quay Street and part of Deansgate are of different ages and styles, but retain a positive relationship with one another. Where redevelopment proposals are put forward, the City Council will seek designs which are consistent with the character of surrounding buildings.

### **LEGISLATIVE REQUIREMENTS**

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

Section 66 of the Listed Building Act provides that in considering whether to grant planning permission for development that affects a listed building or its setting the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

S149 Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

## **ISSUES**

### **The Scheme's Contribution to Regeneration**

Regeneration is an important planning consideration. The City Centre is the economic heart of the region and has a strong, diversified economy and development that further enhances the city's image and offering should, in principle, be supported. As a modern, forward looking city at the cutting edge of the economy Manchester competes on a global scale. The availability of land is at a premium in the city centre and therefore sites that do come forward for development should, subject to all proper considerations, deliver a density that maximises the potential for economic growth. The City Centre attracts high productivity service sector companies, many of which are new investors to the city, and the UK, along with technology and digital industries which are now the fastest growing businesses in the new economy.

Manchester has an increasingly buoyant economy with an annual GVA of £56 billion, with the professional services industry being dominant. The population has grown by nearly 18% between 2003 and 2013 with large increases in age bands that are considered to fuel economic growth. The City needs to remain a key driver in the Northern Powerhouse.

Continued investment in housing and commercial space is required to fuel this growth. The latest market information indicates that investment levels in Manchester remain high, but more is required and there is shortfall in grade A office accommodation in relation to demand. There is an acknowledged need for new supply to be brought forward if growth in the region is to be maintained. The provision of hotel bed-spaces is also an important element of the city centre economy as hotels support a wide range of functions including the business, leisure and tourism sectors. The latest figures on hotel occupancy highlight that in 2016, the average occupancy within The City Centre was 81% and there is a definite need for further bed-spaces.

The shortfall of 5\* hotel rooms within the City Centre disadvantages the city in a number of ways. Very few established global cities have such a limited supply of 5\* hotel bedspaces and facilities and when Manchester is competing against other cities it is important to minimise perceived weaknesses in its offering. There are limited number of sites in the city centre that are suitable for a 5\* hotels as adjacencies are of paramount importance. The proximity to the convention quarter is seen as being critical.

There is an important link between economic growth, regeneration and the provision of new residential development and, as the City moves into its next phase of economic growth, further housing provision is required to fuel and complement this development. The proposal would develop a strategic site in one of the City's key regeneration areas.



The proposal incorporates offices, a hotel and residential accommodation, plus ground floor retail/restaurant uses and public realm and would create a critical mass of activity and attract people to the area. It represents an opportunity to expand the active core of the city centre and to link and integrate adjoining regeneration areas and is a significant component of the continued social and economic development of the city.

The proposal would deliver good quality apartments for the owner occupier markets. The quality and mix of the product and the size of the apartments have been designed to appeal to the higher end of the market. Manchester's population is expected to increase by 100,000 by 2030, and this, together with trends and changes in household formation, requires more housing. Sixty thousand new homes are required over the next 20 years (3,000 per annum) and the scheme would contribute to this need within a part of the City Centre that has been identified as a suitable location for further residential development. Residential development would be consistent with a number of the Greater Manchester Strategy's key growth priorities. It would deliver homes to meet the demands of a growing economy and population, in a well-connected location, adjacent to a major employment centre and would promote sustained economic growth within the City.

The site occupies an important position within the City Centre, close to a number of Manchester's other key established and emerging economic growth and regeneration areas and the land ownership has been brought together to allow comprehensive development. The opportunity for major regeneration was identified in the Jackson's Row Strategic Regeneration Framework, which was approved by the City Council in December 2015 and established that it could deliver a range of economic, social and environmental benefits for the city and the region.

A number of areas around this site have been regenerated or are undergoing significant change and whilst these are major areas in their own right, there would be significant additional benefits if they could be linked together more effectively. Spinningfields, the Civic Quarter and St Peter's Square, the conference Quarter, Brazenose St and beyond this the shopping core, are all established and emerging commercial districts and hugely important to the overall success of Manchester's economy. This development is at the very heart of all these initiatives and would help to physically and functionally connect them. The economy in this part of the city centre is largely based on financial and professional services which typically locate within these areas. The development proposed would ensure that the site contributes effectively and efficiently to the city's economy and help to link together these adjoining regeneration areas.

It has been estimated that the scheme would make a financial contribution of around £32.7m over ten years through business rates from the office and leisure/ commercial space and around £114.7m over ten years through additional Income tax and National Insurance contributions.

The development would deliver Grade A office accommodation of which there is an acknowledged under supply. It would modernise the city centre's infrastructure and contribute to and take advantage of the benefits of agglomeration. It would provide the type of accommodation that key growth sectors require who are attracted to the City because of its connectivity and deep labour pool.

The City can deepen this labour market pool and increase the number of higher skilled and higher paid jobs that are available by providing the type of high quality commercial accommodation proposed. This would help to accelerate economic growth and re-balance the national economy, increasing Greater Manchester's share of high value added service jobs.

The proposal would provide approximately 1,800 new jobs many of which would be at graduate level. Businesses may also provide apprenticeships, work placements, and intern places, by taking advantage of the sectoral makeup and their new approaches to recruitment and training. It would create around 500 jobs during the construction period, plus indirect supply chain employment, with an estimated construction value of £135m.

There is an under supply of 5-star hotel rooms and associated facilities within the city centre. The City's service economy is growing and the tourist industry is thriving and this must be supported by additional infrastructure. Manchester's ability to hold major conferences and events relies on the availability of high quality hotel accommodation as well as restaurants, large-scale banqueting etc. There are limited number of sites in the city centre that are suitable for a 5\* hotels as adjacencies are of paramount importance. The proximity to the convention quarter is seen as being critical.

The proposal would provide a range of social benefits. The Sir Ralph Abercromby would be retained and incorporated, and its setting would be enhanced as it would be integrated into an area of new public realm. The principal frontage of the former Police Station would be converted into a hotel which would provide a sustainable long-term use for the building.

Safe, vibrant and publicly accessible spaces would provide new attractions and which would complement those held across the city, particularly in the nearby Albert Square. The greater levels of activity and overlooking of existing streets that would result from the development would reduce the potential for crime and fear of crime.

The high quality apartments would provide homes aimed at higher earning executives and personnel. for a growing and higher skilled workforce, It would meet an identified gap in the market for quality homes in a centrally located position at the heart of the city's economy. The apartments would set new standards of living accommodation within the city centre.

The Manchester Reform Synagogue is not fit for purpose and would be replaced with a new, modern facility. The synagogue is in a poor state of repair and is increasingly, and prohibitively, expensive to maintain and insure. The electrical wiring dates from the 1950s and doesn't meet current safety standards. The building is in a downward spiral of decline as congregation numbers decrease and income which could have been spent on the building fabric drops further.

The development would retain the synagogue in a central location and would attract new members and meet the needs of the existing congregation. A full range of educational services would be provided such as after school clubs and weekend services in modern, specifically designed, and attractive facilities. Full inclusive access would be provided with on-site parking for the congregation, especially for those with young children, the elderly and disabled people. A modern, energy and water efficient synagogue building would significantly reduce running and maintenance costs making more money available for the benefit of the congregation and wider community.

The rooms and facilities of the Synagogue would be available to the wider public, partly through a combined offering with the 5\* hotel, which would generate an income stream to allow the Synagogue to carry out its community work.

Historically important fixtures and fittings would be incorporated into the new building and ensure their preservation for years to come. Interpretation boards and/ or public art would provide an understanding and appreciation of the history of the site, including the Peterloo Massacre.

A range of environmental benefits would add value to the area and to the city centre in general. The development would provide high quality buildings that would strengthen pedestrian routes between Albert Square and the Civic Quarter with Deansgate and Spinningfields.

The public realm would be improved beyond the site boundaries which would enhance movement and link with Albert Square and surrounding streets. This would help to create a cohesive tapestry public realm across a broad area and help to integrate the new development into the wider townscape.

The form and silhouette of the tower would create a recognisable landmark and help to redefine the heart of Manchester. The tower would improve wind conditions and pedestrian comfort at a number of locations by obstructing high-speed westerly and south westerly winds. This would reduce the pressure along Deansgate and Peter Street. Major wind speeds would be reduced at the corner of Deansgate and Quay Street to the extent that the 'unsafe' modelled conditions that exist would be made safe for pedestrians.

Surface water runoff would be reduced to 50% of pre-demolition discharge rates, therefore minimising the risk of flooding within the locality. Attenuation storage structures within the site would store surface water up to and including the critical 1 in 100 year flood event (plus a 40% allowance for climate change).

The design and construction would be sustainable design including a reduction in CO<sub>2</sub> of 15% or greater against Part L of the Building Regulations and a reduction of 25% or greater on typical water consumption (litre/person/day). The offices would seek a BREEAM Excellent rating.

The ecology on the site would be enhanced through the creation of favourable habitat, such as the provision of ledges and foraging opportunities in the planting, for locally highlighted black redstart, as well as other bird species, insects and bats.

In view of the above, the development would be in keeping with the objectives of the City Centre Strategic Plan, the Greater Manchester Strategy, and would complement and build upon Manchester City Council's current and planned regeneration initiatives. As such, it would be consistent with sections 1 and 2 of the National Planning Policy Framework, and Core Strategy policies SP1, EC1, CC1, CC4, CC7, CC8, CC10, EN1 and DM1.

### **Viability and affordable housing provision**

The NPPG provides guidance for applicants and Councils stating that decision-taking does not normally require consideration of viability. However, where the deliverability of the development may be compromised by the scale of planning obligations and other costs, a viability assessment may be necessary.

The NPPG sets out in relation to brownfield sites, that Local Planning Authorities should seek to work with interested parties to promote their redevelopment. To incentivise the bringing back into use of brownfield sites, Local Planning Authorities should:

- Consider the different funding mechanisms available to them to cover potential costs of bringing such sites back into use; and
- Take a flexible approach in seeking levels of planning obligations and other contributions to ensure that the combined total impact does not make a site unviable.

Policy H8 of the Core Strategy requires that consideration be given to the provision of affordable housing within all new residential developments on site of 0.3 hectares and above or where 15 or more units are proposed for development to contribute to the City-wide target for 20% of new housing provision to be affordable.

The supporting SPD to this policy states that there are exemptions to the policy where either a financial viability assessment is conducted that demonstrates that it is not viable to deliver affordable housing or a proportion, or where material considerations indicate that intermediate or social rented housing would be inappropriate.

The criteria that might qualify development for exemptions that are of relevance in this instance include:

- that inclusion of affordable housing would prejudice the achievement of other important planning or regeneration objectives which are included within existing Strategic Regeneration Framework, planning frameworks or other Council approved programmes.
- It would financially undermine significant development proposals critical to economic growth within the City;
- The financial impact of the provision of affordable housing, combined with other planning obligations would affect scheme viability.

The proposal would consist of properties for sale that would meet an existing housing need in this part of the City.

The site has been underutilised for many years, and because of its high profile nature, a scheme of the highest quality in terms of design and materials is required. The applicant has provided a viability appraisal for the development which has been assessed which demonstrates that the proposed scheme is viable, in its current form, and is capable of being delivered. Housing for sale in this key regeneration area would assist in diversifying the housing market and would deliver substantial regeneration benefits by developing an under used site which detracts from the vitality and viability of the area. The proposal would restore heritage assets on the site including the Abercromby and the frontage of the Police Station. It would also provide extensive on site public realm and linkages that would produce significant heritage benefits.

The applicant has provided a confidential financial viability assessment as part of the application. This has been assessed on behalf of the Council's Head of Strategic Development Directorate who has confirmed that contributions for off-site affordable housing contributions can be sought. Given the land interests of the Council these contributions would be delivered through the overarching land deals between the applicant and the Council to ensure that affordable housing contributions are secured and made available. As contributions towards on-site infrastructure and affordable housing are to be secured through the land deal between the applicant and the Council it is considered that the development meets the requirements of policy H8 'Affordable Housing' and PA1 'Planning Obligations' in this instance.

### **Tall Buildings Statement**

The proposed 40 storey tower is a tall building and should be assessed against policies and guidance specifically aimed at tall buildings including the most recent Historic England Advice Note 'Tall buildings – Advice Note 4' (December 2015) and Core Strategy Policy EN2.

The Note recognises the contribution that tall buildings can make to the skylines, image, character and identity of places and Core Strategy Policy EN2 recognises the contribution that tall buildings can make to sustainability and regeneration objectives. However, tall buildings that are in the wrong place or poorly designed can seriously harm the qualities that people value about a place.

The following sections consider the proposal against the assessment set out in the Historic England advice note.

The proposal has been amended following extensive consultation with Historic England. Three key issues were identified during this process, namely: the retention of the Abercrombie; the retention of the Portland stone building of the former police station; and, ensuring that the development did not appear above the roofline of Central Library when viewed from key positions in St Peter's Square.

The original consultation process attracted a high number of comments and objections from members of the public and other interested parties.

The consultation with Historic England identified a 'zone of visual influence'. An understanding of the character of the areas which may be affected by the proposals was then developed, and heritage assets were identified along with an appreciation of their significance.

A key objective has been to minimise the negative impacts of development, and to maximise its benefits alongside the Jacksons Row SRF. Various massing, layout and scale options were assessed and the outcome was that taller buildings had smaller impacts when compared to a lower building with a larger footprint.

The Tall Buildings Guidance sets out a check list of information which is likely to be required to support a tall building application in order that its impact can be properly considered. This includes:-

- a Design and Access Statement,
- a Heritage Assessment,
- assessment of context (local and town- or city-wide),
- assessment of cumulative impacts,
- Environmental Impact Assessment, and
- satisfaction of the following design criteria:-
- Architectural quality,
- Sustainable design and construction,
- Credibility of the design,
- Contribution to public space and facilities,
- Consideration of the impact on the local environment (and particularly at ground level), and
- Provision of a well-designed inclusive environment.

In terms of detailed design criteria, the Guidance advises that delivering architectural quality involves a consideration, amongst other things, of the building's:

- Scale
- Form and massing
- Proportion and silhouette
- Facing materials
- Detailed surface design
- Relationship to other structures
- Impact on streetscape and near views
- Impact on cityscape and distant views
- Impact on the skyline

and that proposals for tall buildings should have a positive relationship with:-

- Topography
- Character of place
- Heritage assets, particularly World Heritage Sites, and their settings
- Height and scale of development (immediate, intermediate and town- or city-wide)
- Urban grain and streetscape

- Open spaces
- Rivers and waterways
- Important views including prospects and panoramas
- The impact on the skyline

The impact of the previous scheme with two towers was exaggerated in some views as they could appear as a single large tower. Further option testing subsequently demonstrated that the massing arrangement which would have least impact would be a single tower above a podium, together with a mid-rise building.

Given the likely impact of a tall building on a wide area, the Guidance states that social and environmental effects should be assessed. Consideration should be given to a tall building's contribution to public space and facilities, both internally and externally, including the range uses and especially those on the ground floor.

The impact on the local environment is also important, including microclimate, overshadowing, night-time appearance, light pollution, vehicle movements, the environment and amenity of those in the vicinity of the building, and the impact on the pedestrian experience. Well-designed tall buildings provide an inclusive environment, both internally and externally, Improving permeability, accessibility and, where appropriate, the opening up or effective closure of views to improve the legibility of the wider townscape.

All of these requirements are addressed in the submission and it is demonstrated that the proposal satisfies the assessment criteria for tall buildings, as required by the Guidance.

The Environmental Statement addresses matters in respect of the proposal and its cumulative impact, including accurate and realistic representations; consideration of the character of surrounding areas and the settings of heritage assets; consideration of impact on significant views; consideration of impact on townscape and public realm; and other relevant environmental issues, particularly sustainability and environmental performance, e.g. the street level wind environment.

### **Context Assessment**

The site is strategically located in the heart of the city centre and could form a valuable missing link between the Civic Quarter, CBD and Spinningfields. It is within an area between John Dalton Street and Peter Street which is characterised by poor permeability and movement where offices is the predominant land use. The site and surrounding area lacks a sense of place and discourages footfall.

It is within the Deansgate/ Peter Street Conservation Area but does not contain any listed buildings. However, all three buildings on site are non-designated heritage assets which contribute to the heritage and character of the Conservation Area, which is in itself a designated heritage asset. There are 72 listed buildings and nine conservation areas within a 250m radius although not all would be impacted. The listed buildings include the Grade I Town Hall, Grade II\* Town Hall Extension, Grade II\* Central Library and Grade I St Ann's Church and the Grade 1 Albert Memorial. There are no World Heritage Sites or Scheduled Ancient Monuments within the immediate vicinity.

The wider area includes the Deansgate/ Peter's Street Conservation Area, the Albert Square Conservation Area, and the St Peter's Square Conservation Area. Most of the buildings in the immediate vicinity are up to six storeys in height, however slightly further afield some building heights are nine storeys and above, and such buildings include the Town Hall, Town Hall extension, Television House, Great Northern Tower and No. 1 Spinningfields Square.

### **Heritage Assessment**

A Revised Heritage Significance Statement, Revised Heritage Impact Statement and Environmental Statement appraise the heritage significance of the identified heritage assets and the agreed views. They also appraise the visual impact of the proposal on them and on the view as a whole. The viewpoints assessed for the original scheme have been reviewed for the revised proposal to ensure that the views assessed provide an informative and robust assessment. Some views have been retained, others have been excluded and others have been added. The selected viewpoints were agreed with Historic England. In total 31 static views were assessed, as well as 2 kinetic tracks.

The use of kinetic tracks is a new approach to assessing the visual impact of a proposal. They represent a realistic view of how a pedestrian would experience the proposal in a tight-knit, dynamic and constantly changing city centre. The tracks, as with the static views, have been selected and compiled following an agreed methodology. The views comprise:-

- Viewpoint 1: View from Regent Road Bridge looking north-east;
- Viewpoint 2: View facing south along Cheetham Hill Road from the northern corner of Manchester Fort Shopping Centre;
- Viewpoint 3: View from Cathedral Gardens looking south;
- Viewpoint 4: View facing south-west from the corner of High Street and Copperas Street;
- Viewpoint 5: View facing south-west across Piccadilly Gardens from the corner of Piccadilly and Oldham Street;
- Viewpoint 6: View facing along Fairfield Street from the corner of South Pump Street;
- Viewpoint 7: View facing north-west from the corner of Oxford Street and Whitworth Street;
- Viewpoint 8: View facing north across Whitworth Street from the arches of First Street;
- Viewpoint 9: View facing north-east along Chester Road from the corner of Angela Street;
- Viewpoint 10: View facing north-east from Bridgewater Canal Tow Path;
- Viewpoint 11: View facing south-east from the bridge along Bridge Street;
- Viewpoint 12: View facing north from the platform of Deansgate/ Castlefield Tram Stop;
- Viewpoint 13: View east along Jackson's Row from its junction with Deansgate;
- Viewpoint 14: View west along Jackson's Row from its junction with Southmill Street;
- Viewpoint 15: View east along Bootle Street from its junction with Deansgate;



- Viewpoint 16: View west along Bootle Street from its junction with Southmill Street;
- Viewpoint 17: View north-east from the corner of Deansgate and Quay Street;
- Viewpoint 18: View north-east from Byrom Street;
- Viewpoint 19: View facing north along Deansgate from the corner of Tonman Street;
- Viewpoint 20: View north-west across Lower Mosley Street from the centre of Barbirolli Square;
- Viewpoint 21: View facing west along Central Street from the entrance to Library Walk;
- Viewpoint 22: View west from the centre of Library Walk;
- Viewpoint 23: View west across St. Peter's Square from the northern corner of 1 St. Peter's Square;
- Viewpoint 24: View south-west along Deansgate from the junction with Wood Street;
- Viewpoint 25: View south from the centre of New Cathedral Street;
- Viewpoint 26: View north-east from the junction of Liverpool Road and Stone Street;
- Viewpoint 27: View facing south-west across Albert Square;
- Viewpoint 28: View from Oxford Street facing north-west, before the junction with Lower Mosley Street;
- Viewpoint 29: View facing west from the junction of Princess Street and Mosley Street;
- Viewpoint 30: View from Cross Street facing south, opposite junction with King Street South;
- Viewpoint 31: View from Deansgate facing north, at the junction with Camp Street;
- Track 1: Kinetic track from Princess Street, traveling north-west before turning west into St. Peter's Square; and
- Track 2: Kinetic track north-west along Princess Street and turning along the western edge of Albert Square at its northern corner.

The development of the site in a manner that allows it to contribute fully to the growth of the City whilst at the same time respecting the City's heritage presents issues and challenges. The site is within the Peter Street/Deansgate Conservation Area and close to the highly significant civic complex of buildings and spaces. It is considered by some to be the heart of Manchester and the historic assets are valued both for their architecture and their history. The Town Hall (Grade I listed) is one of the finest in the country and an expression of the ambition of the city during the Industrial Revolution. Central Library (Grade II\* listed) addresses St. Peter's Square. The streets and spaces around the civic buildings contain a collection of listed statues and monuments including the Albert Memorial (Grade I listed) and have enormous communal value to the people of Manchester and beyond.

St. Ann's Church (Grade I listed), illustrates elegance and the importance of Manchester before the Industrial Revolution. Its tower is the most visible expression of its civic and religious function, and is of a different scale compared to the civic buildings of the 19th Century. It is the principal building within the St. Ann's Conservation Area, forming the focal point of the Georgian town plan. The most important element of its setting is the view southwards towards the application site which also now includes the Beetham Tower..

The Sir Ralph Abercrombie Public House, the former Police Headquarters and the Synagogue, represent different layers in history and all make a positive contribution to the character and appearance of the Peter Street/Deansgate Conservation Area.

The critical aspect in terms assessing the impact of the development is understanding how the tower in particular affects the contribution that the current setting makes to the special architectural and historic interest of these buildings and structures. Specifically these are: the Town Hall (Grade 1); the Town Hall Extension (Grade II\*); the Central Library (Grade II\*); St. Ann's Church (Grade 1); and the Albert Memorial (Grade 1).

Manchester Town Hall is regarded as the masterpiece of Alfred Waterhouse, and a supreme example of Gothic Revival civic architecture. The style has symbolic meaning as well as expressing civic pride through ornament and high quality materials. The relationship between the square and the Town Hall is central to their significance, providing the setting for public celebrations, commemorations and national events. The importance of this relationship is illustrated by the placement of a series of statues and memorials over a number of years. At the centre is the Albert Memorial, an example of Gothic Revival architecture, the form and elaborate detailing of which focusses the eyes upwards. Albert Square is the best place to understand and experience the full extent of the architectural, historic and communal and civic interest of the Town Hall.

The experience of the relationship between the buildings and Albert Square varies depending upon where you enter the square and so the impact of the tower would also therefore vary. The width of Lloyd Street means that significant views of the tower would not be possible until you reach Albert Square. The entrance to the square from Princess Street is more open and this is where the tower would have its biggest impact upon the setting of the Town Hall and the listed statues. The greatest impact would be where the tower would rise immediately behind the Albert Memorial in what is currently open sky, changing the appreciation of the rich architectural detailing and the silhouette of the canopy. The experience of the memorial within Albert Square is dynamic as you move through space but the tower would be dominant due to its proximity to the square and would detract from the architectural presence of the most significant memorial in the Square.

The impact of the tower upon the experience of the Town Hall extension (and the Town Hall collectively) is most clearly seen looking from the junction of Princess Street with St Peters Square. This view of the Town Hall demonstrates the architectural ingenuity of Waterhouse response to the irregular shape of the site and the continued expansion of the civic centre by the extension. The tower would be seen in the in the sky space between the two buildings and above the roof of the Town Hall Extension. The clear sky allows easy appreciation of the architectural qualities of the two buildings and the contrast between the two that illustrates how fashions for civic buildings changed over time. The functional relationship of the two buildings would still be understood but the tower would impact upon the dominance and status of these buildings. The harm is considered to be less than substantial.

The tower would not affect the ability to appreciate the architectural detailing and significance of the Town Hall but would harm the appreciation of the building and its visual and symbolic dominance in the civic core of the city. The tower would have a similar relationship to the civic core as other towers in the city and would be read as part of the wider cityscape behind existing buildings. However, it would be taller and closer than any others to the civic core and does cause harm to the significance of these buildings and spaces. This harm is 'less than substantial'.

The impact on the other elements of the civic campus ie the Town Hall Extension and the Central Library is now much less prominent. The tower would rise above the commercial buildings in the background to the Library, but would not intrude upon the clear sky above it and would be appreciated as part of the wider cityscape. In the view from St. Peter's Square, the very top of the tower would just appear above the highest point of the domed roof of the library, although from within the overwhelming majority of the public space the tower would not be visible. The intrusion in this view would be harmful to the contribution made by the setting of the building at present but it is now minor.

The visual dominance of St Anns church in the view down Exchange Street has been eroded over time as the City has grown. The Beetham Tower is seen immediately behind the church tower although when the trees are in leaf, the impact of this is reduced considerably. The proposed tower would similarly rise behind the church tower, and would present its slimmest profile. It would partially mask the Beetham Tower and is closer to the church. The visual impact of the tower would vary depending upon conditions with the greatest impact likely to be at dusk and night, when the internal lighting would make it more prominent. The tower could blur the silhouette of the church as the focal point. The harm caused to the setting of the church, over and above that already caused by the Beetham Tower would be noticeable, but not substantial.

The retention of the Sir Ralph Abercromby Pub and the front of the former Police Headquarters is positive and provides continuity between the history of the site and the proposal. The conversion of the former Police Station maintains the strong building line along Southmill Street as well as the link with the civic functions of the Town Hall complex. The public house is a reminder of the former scale of this part of the city. The demolition of the Synagogue would cause some harm as it makes a positive contribution to the conservation area.

The proposal creates a square and route across the site from Bootle Street to Jackson's Row improving connectivity. The buildings would provide activity to the surrounding streets and would improve the blank facades and fragmented townscape. The office building would appear in some longer-range views due to its scale and form and would have a neutral impact upon the significance of adjacent listed buildings and would not cause harm to their significance. Therefore, notwithstanding the demolition of the synagogue the retention of two historic buildings and the activity and edges would enhance the significance of the Deansgate/Peter Street conservation area.

The proposal would be highly visible in the view facing west along Central Street from the entrance to Library Walk (Viewpoint 21) with the tower only partly concealed by the retained Police Station entrance frontage and would cause moderate adverse harm.

The Grade II Friends Meeting House and the Grade II\* Lawrence Buildings would not be hidden from this view but the appreciation of them would be altered and the historic character and scale of the view would be eroded. The altered skyline would significantly affect the feeling of open space and would impact on the roofscape above the former Police Station.

The tower is viewed almost in its entirety and the differing heights, shapes and massing of the separate elements of the proposal would be dominant. This creates a varied and dynamic skyline but is at odds with the established historic streetscape and settings of the listed buildings, creating an imposed, and distracting emphasis away from the overall view and settings of the historic buildings in the foreground. The proposal would affect the character and appearance of the St Peter's Square Conservation Area from here and creates a 'wall' like eastern boundary to the Deansgate/Peter Street Conservation Area, with the view being clearly dominated.

Although the retention of the former Police Station building forms a positive element of the scheme, it is considered that the understanding and appreciation of the heritage values of the Grade II and Grade II\* listed buildings will be eroded to a clearly discernible extent.

The proposal is highly visible from the centre of Library Walk (viewpoint 22) and becomes the focal point of the view. The tower is almost entirely visible and creates a varied and dynamic skyline but affects the established historic streetscape and settings of the Grade II listed Meeting House. This would affect the character and appearance of the St Peter's Square Conservation Area creating a 'wall' like eastern boundary to the Deansgate/Peter Street Conservation Area. .

The two Grade II\* listed buildings of Library Walk, have a robust scale and their settings would largely be maintained. However, the character of the Library Walk would be affected by the reduction in sky and dominance of the proposal.

The retention of the former Police Station forms a positive element to the scheme, which partly conceals the new buildings at street level, the understanding and appreciation of the heritage values of the Grade II Friends Meeting House will be eroded to a clearly discernible extent, and consequently, the overall impact of the proposal would be moderate adverse.

In the view east along Jackson's Row from its junction with Deansgate (viewpoint 13), the alignment to Jackson's Row would be upheld and the historic building line would be restored in Parts. The Grade II listed Lloyds House to the right of the view, would still be fully appreciated as a former Victorian shipping warehouse, clearly articulating the corner of Jackson's Row and Southmill Street and denoting the historic character along the northern side of Jacksons Row. The rear elevation of the Grade II listed Elliot House can be glimpsed but its setting would not be affected. The skyline on the south side of Jackson's Row would change completely with the development giving a more vertical emphasis. The retention of the frontage of the Police Station maintains, in part, the existing streetscape when viewed in close proximity at the junction of Jackson's Row from Southmill Street, screening parts of the development when viewed near the street corner.

None of the Grade II listed buildings are obscured and their settings remain unaltered. The magnitude of impact would be minor adverse, due to the loss of the rear wings of the former Police Station and the loss of the established historic scale of the street.

The Grade II listed Elliot House, Grade II Listed Lloyds House and the Grade II Listed Nos. 1-5 Central Street, would still be fully appreciated as Victorian warehouses/offices In the view west along Jackson's Row from its junction with Southmill Street (viewpoint 14) but are better represented in other views. This proposal would create a varied roofline to the south side of the street. The fragmented character of the south side of Jackson's Row, would be enhanced and reinforced, strengthening the historic curve of the street which has been lost since the 1940s. The podium, which appears detached from the tower, helps to connect the established height and scale of buildings within the view.

The main impact is the alteration of the historic skyline as it a substantial amount of sky would be lost. The podium would continue the established height, creating a more human scale at ground level by continuing the exaggerated, double-height ground floor level and vertical emphasis which can be seen to emulate that of the contemporary building to the right.

The proposed development would result in the loss of the Synagogue and rear wings of the Police Station but would not affect the settings of any of the identified listed buildings. Consequently, the magnitude of impact would be minor adverse largely due to the loss of the buildings within the Subject Site.

This view east along Bootle Street from its junction with Deansgate (viewpoint 15) would be transformed and the development would read as a number of different elements. The projecting and recessed forms creates a high quality building which creates a new vitality to the view. The Sir Ralph Abercromby Inn would be visible marking the entrance of the new square which is reminiscent of the character and historic street plan of the Deansgate/Peter Street Conservation Area. .

The retention of the Police Station entrance block would maintain and add interest to the setting of the Grade II Harvester House, opposite and character of the streetscape along Southmill Street.

The resulting magnitude of impact on the heritage significance of the view is minor adverse, primarily due to the significant change in the skyline, the loss of the rear wings of the former Police Station and the ability to appreciate the historic scale and character of the view towards the Sir Ralph Abercromby pub.

The proposal is at the centre of the skyline in the view from Barbirolli Square and would dominate this view. Its height against its surroundings is more gradual compared within other views. The proposal would not obscure or directly impact the heritage assets in this view, but the visual impact on the townscape is considerable as the proposal becomes the focal point, blurring the prominence of the heritage assets to a minor extent. The outline of the development at 24 Mount Street is presented and it is considered that the cumulative impact of the confirmed scheme would not be significant in this instance, nor would it affect the outcome of the above assessment.

The proposal is only just partially visible behind the roofline of St John's Street from the St. John Street Conservation Area in the view north-east from Byrom Street (viewpoint 18) The materials and form differ from the uniform red brick buildings in the foreground and would appear as a minor feature of the backdrop and being within a different part of the city. However, the proposed development would affect the established historic skyline which would affect, to a minor extent, the ability to understand and appreciate the significant group of historic buildings.

The Revised Heritage Impact Statement describes the views containing heritage assets in detail, an assessment of their baseline value and then the impact of the proposal within the view. The cumulative impact of the proposals with other committed developments is also provided. The views are used to assess the impacts of the development on designated heritage assets.

In the views west along Bootle Street from its junction with Southmill Street (viewpoint 16), west across St. Peter's Square from the northern corner of 1 St. Peter's Square (viewpoint 23), facing north from the platform of Deansgate/ Castlefield Tram Stop (viewpoint 12) and south-west along Deansgate from the junction with Wood Street (viewpoint 24) the overall impact would be negligible.

The proposal would result in one instance of moderate-major adverse impact on the setting of a listed building (Grade I listed Albert Memorial), six instances of moderate impacts (Grade I listed Town Hall, Grade I listed St Ann's Church, Grade II\* Town Hall Extension, the Grade II\* listed Memorial Hall, Grade II listed former entrance to Deansgate Goods Station, and Grade II listed 235-291 Deansgate), ten instances of minor impacts, 19 instances of negligible impacts and 20 instances of listed buildings in the study area which are unaffected.

There would be moderate adverse impacts on the Peter Street/Deansgate, St Ann's and Albert Square conservation areas, and negligible impacts on the St John's and St Peter's Square conservation areas. Overall, these impacts are significantly less than the original scheme. The impact on seven listed buildings have been down-graded and it has increased on two. The impact on four conservation areas has decreased.

The greatest impact is on the setting of the Grade I Albert Memorial when viewed from the north-east side of Albert Square, where there is a direct view across to the application site. The level of harm is considered to be very high, however, it is important to note that Historic England consider this to be less than substantial. The setting of the Memorial is best understood and appreciated when experienced from the western side of Albert Square, when it is seen in conjunction with the Grade I Town Hall, where the settings of each of these heritage assets overlap, forming the historic townscape character which is integral to the character and appearance of the Conservation Area.

The proposal involves the demolition of the synagogue and the rear portions of the former police station which are non-designated heritage assets. They have individual architectural and or historic interest but are of low heritage significance. The buildings make a positive contribution to the character and appearance of the Deansgate/ Peter Street Conservation Area and their demolition would adversely impact on its character and appearance. The impact resulting from demolition has reduced in the revised scheme as the Sir Ralph Abercromby and the front façade building of the police station would be retained. As such the impact of demolition of part of the police station has reduced the overall impact from moderate adverse to minor adverse.

The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential harm from a development must be balanced against the potential advantages of substantial public benefits that may outweigh any harm (paragraph 133 and 134).

The Revised Heritage Impact Statement provides information proportionate to the identified heritage assets' importance. Overall, the heritage impact assessment considered that the proposed development causes a high degree of harm, but this is 'less than substantial harm' to the special interest of the designated heritage assets.

It has to be acknowledged and accepted that the tower in particular, would have a significant impact and in some instances this is harmful to the historic environment. There are a number of amenity bodies who believe that the level of harm caused would be substantial which is a very high test indeed. The level of harm would vary for each listed building but Historic England have concluded that individually and cumulatively this harm would be less than substantial, although for the Albert Memorial, it would be at the upper end of that scale. Officers agree with this conclusion. Less than substantial harm should still be avoided but where it cannot, it should be mitigated or minimised. It requires clear and convincing justification to overcome the great weight attached to preserving heritage assets. Should members accept that the level of harm is less than substantial, they must be satisfied that there is a clear and convincing justification for this harm and it should be outweighed by public benefits.

The development of the site would play a significant role in the regeneration of the City Centre and would deliver a significant number of heritage, environmental, economic and social public benefits as set out above in the report. The judgement therefore that has to be formulated is whether these public benefits outweigh the harm that would be caused to the designated heritage assets.

This is finely balanced judgement as the impacts on the historic environment are high as are the public benefits. Having considered all of these matters very carefully, Officers do believe that these public benefits would outweigh the significant harm that would occur. On balance, therefore, it is considered, that, notwithstanding the very considerable weight that must be given to preserving the setting of the listed buildings and the conservation area as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 132 and 134 of the NPPF.

### **Relationship to Transport Infrastructure**

The site is served by excellent transport infrastructure including road, pedestrian walkways, cycle network, bus, Metroshuttle, rail and tram.

There are a number of bus stops close to the site with the closest being on Peter Street. Within 120 metres of the site is a stop for the three routes of the Metrolink shuttle stop, as well as a number of other bus services. The Metrolink shuttle allows free connections to Deansgate, Oxford Road, Piccadilly and Victoria train stations, as well as connections to tram routes. Trams provide access to locations in Greater Manchester and Manchester International Airports.

### **Townscape Assessment**

A full Revised Townscape and Visual Impact Assessment has assessed the townscape and visual impacts of the proposal.

A three-stage assessment process has been adopted; firstly assessing the nature of receptors (sensitivity), followed by an assessment of the nature of the effects likely to result from the proposed development (magnitude) and from this the overall significance of the identified effects on receptors has been assessed. A cumulative assessment has been produced as a freestanding exercise.

The assessment notes that the proposals have been formulated through an iterative process involving environmental assessment and consultation. This has allowed site constraints and opportunities to influence the proposal. As a result, mitigation measures have formed part of the detailed design.

For the purposes of the Townscape and Visual Impact Assessment, 'Moderately Significant' effects are not considered to be Significant in the meaning of the Town and Country Planning (EIA) Regulations 2011.

The assessment concludes that there are unlikely to be any residual 'significant'<sup>1</sup> townscape impacts. There would be moderately significant beneficial townscape impacts for five of the nine townscape views which to the completed scheme. The impact upon heritage designations would some moderately adverse impact for both the construction and operational phases. All other effects are determined to be minor or not significant.



Given the scale of the proposal, the visual assessment has highlighted that views would change considerably. However, of the 31 static views only one, the view of the Grade 1 Albert Memorial across Albert Square, was considered to experience a major adverse effect because of the dominance of the tower over the public realm and the Grade I Listed Albert Memorial structure.

There were six moderately significant adverse visual effects. Viewpoint 21, 22, 23, 25 and 29 predicted moderately significant adverse effects during the operational phase. Viewpoint 21, 22, 25 and 27 predicted moderately significant adverse effects during the construction phase. One receptor (View 31), experienced moderately significant beneficial effects.

The two kinetic views were assessed by splitting them into portions which were then assessed using the same methodology as the static viewpoints. Within the two kinetic views, five individual assessments have been carried out. This did not identify any additional residual effects. .

Moderately significant' effects, for the purposes of the Townscape and Visual Impact Assessment, are not considered to be 'significant' in the meaning of the Town and Country Planning (EIA) Regulations 2011. This is due to the use of a methodology based upon the GLVIA 3rd edition. Only effects considered to be 'significant' in GLVIA terms are considered significant in EIA terms. No townscape receptors have predicted significant effects. However, in the visual assessment, one static viewpoint experienced a significant residual effect during the operational phase (Viewpoint 27).

### **Cumulative Developments**

The potential impacts of the proposals along with those from consented or forthcoming schemes have been assessed. Cumulative impacts can result in impacts which although individually may not be significant, can combine to result in significant impacts. In terms of tall buildings, the key cumulative impacts to consider are in relation to townscape, heritage, wind, overshadowing, sunlight, daylight, traffic.

It concludes that there is no alteration in the significance of effects arising from noise, wind, sunlight, daylight, overshadowing, built heritage, townscape, visual or archaeological impacts. This applies to both 'in-combination' and 'effect interactions'. No additional mitigation beyond that previously identified is therefore necessary.

### **Architectural Quality**

The design is high quality and reflects the ambitions of the Jacksons Row SRF to create a new destination. The uses would help to enhance the City's status, accelerate growth and respond to market requirements. The proposal would support further development and regeneration in the area.

The urban design approach has addressed the key concerns raised previously. The retention of the pub and the frontage building to the police station, street activation, connectivity, integration with the city's fabric, detail, colour and how people will engage with the development have all been important considerations.

The curve of the tower façade is designed to foreshorten its overall width and to create a building façade that responds positively to each frontage. When viewed obliquely, it is designed to curve and fade and it would present a slender profile to St Ann's Square. Its curved form would be distinctive and would add a positive addition to Manchester's skyline. The overall mass of the scheme at the lower level would link to its context and the surrounding area with the podium and office building responding to adjacent building heights.

The bronze anodised aluminium material used on the facade is high quality and durable, and would reflect and respond to the existing townscape. It would change depending on lighting conditions and would add depth, richness and interest to the facade. The architectural form and expression contrasts with other tall buildings in the city to create a distinctive building.

The tower would have a distinctive silhouette which would create a landmark and enhance the city's identity and sense of place. The proposals include a vibrant mix of uses, set within high quality public realm, to provide a new destination, to animate and activate local streets and provide new, attractive connections and routes through the city centre.

### **Sustainable Design and Construction.**

An Environmental Standards Statement (ESS) has been submitted with the planning application. This identifies that BREEAM Excellent for offices is targeted. Although there is no longer a national standard for the assessment of sustainability for residential uses, the highest achievable levels of sustainability have been targeted for the proposed residential use, with a bold approach to energy and low carbon design adopted across the scheme.

An Energy Strategy explains that the scheme would aim to exceed the sustainable standards set out in Building Regulations. A CO<sub>2</sub> reduction of 15% or greater against Part L of the Building Regulations would be sought through a combination of improved fabric performance, energy efficient mechanical and electrical servicing; and Low and Zero Carbon (LZC) technologies including water and air source heat recovery comfort cooling systems, and combined heat and power.

Surface water run-off rates would be reduced, beyond good practice, to flows of 50% of pre-demolition discharge rates. The introduction of extensive landscaped areas and roof gardens would increase short term water storage within the site and attenuate the rate and volume of surface water movements off site. An additional 140m<sup>3</sup> of attenuation storage would be built in to the site drainage. A water efficient strategy would be established to provide a 25% or greater improvement on typical water consumption (litre/person/day) in line with best practice BREEAM requirements.

Opportunities to reduce waste at source, promote resource efficiency, and re-use or recycle materials would aim divert 90% of waste diverted from landfill during the construction phase of the development. The provision of dedicated recyclable storage would enable occupant to follow sustainable waste management during use.

The tower and roof gardens would support biodiversity, such as achievable ledges and foraging opportunity in the planting, for locally highlighted black redstart, as well as other bird species, insects and bats.

The contractor would follow the Considerate Constructors Scheme to ensure that the site is managed in an environmentally and socially considerate manner.

### **Credibility of the Design**

Tall buildings are expensive to build, so it is important to be sure that the high standard of architectural quality required is not diluted throughout the process of procurement, detailed design, and construction. Location, use, the commitment of the developer, and ability and expertise of the consultant team will have a fundamental bearing on the quality of the completed building.

The design properly reflects the site owner's commitment to this development, together with the requirements of market demand. These are important factors in terms of the deliverability of the scheme and ensure that the scheme as submitted would be constructed.

The design of the scheme has been led by a design team who have a proven track record in creating world-class buildings and places, and whose commission has been to produce a world class quality of architecture for the future of the City. The team has extensive experience in delivering designs of exceptional quality in city centre locations and sensitive settings, including tall buildings.

One of the key tests of a credible design is whether the scheme is successful. To be successful the development would need to be a place in which people want to live, work, meet, socialise, stay, worship and relax. To ensure that the scheme delivers the offices, homes, hotel, and leisure facilities that people want, advice has been sought from a number agents. They have provided advice to the development team in relation to, for example, demand, supply, and occupier requirements and expectations.

The scheme's main architect have been appointed as Executive Architects during the construction phase to provide a design guardian role and to ensure that the quality design transfers into the detail of the construction.

### **Contribution to Public Space and Facilities**

The site provides a significant opportunity to establish exciting new publicly accessible spaces close to Albert Square. The new street-level square and rooftop gardens would provide vibrant spaces, animated by restaurants, bars and food kiosks, with further activity being provided by the offices, hotels, synagogue and apartments. An intended programme of events throughout the year will further encourage people from the wider city into the spaces, offering a unique experience within the city.

The proposals will provide a strong sense of place, for several key user groups including the general public, residents, office workers, worshippers, hotel visitors,

commercial users and tourists. The open areas of the site will provide places to meet and congregate, and to socialise. The landscape proposals seek not only to create a space for larger gatherings, but also to ensure that there are more tranquil spaces and private areas. The landscaped roofs will provide seating, an urban orchard and terraced gardens, offering places for nature and relaxing.



### **Effects on Local Environment and Amenity**

The assessment of the potential impacts on the local environment commenced at the outset when the principles of the redevelopment were considered as part of the SRF. This has continued during the evolution of the proposal, and the environmental impact assessment has been iterative with the scheme being continually developed to minimise any impacts identified.

#### *Wind*

Ongoing wind assessments have been carried out during the evolution of the proposal. Technical models have assessed the impact of the proposal on surrounding streets and within the development's open spaces. The results of the wind assessment indicate that the local wind environment would change, improving in some areas and becoming windier in others owing to the position, massing and orientation of the building, relative to the wind direction, which creates localised areas of wind acceleration. This is particularly the case around corners, narrow areas where wind can channel through and accelerate, and areas where tall elements of the building deflect the wind flow down to ground level.

Overall, the area remains suitable for the intended uses throughout the year, with stronger winds being registered during winter months. The passage between the proposal and the adjacent building to the west would exceed safety criteria, however the modelling does not take account of existing gates at either end of this passage which would decrease the wind funnelling effects, and therefore wind speeds. There is also no public access to this area.

The microclimate is acceptable and suitable for its intended use and other aspects of the pedestrian experience would be significantly improved. The development would have a substantial beneficial impact in relation to a location on Peter Street which at present has 'unsafe' wind conditions. With the development in place, the wind conditions in this location will be made 'safe'.

### *Sunlight and Daylight*

Detailed daylight and sunlight assessments are included as part of the planning application. The assessments identify a range of impacts from negligible to major negative. The majority of the buildings in the immediate location are not in residential use so the impact on residential amenity would be minimal. Given that the site is currently developed at a low density with parts of the site undeveloped, the comprehensive redevelopment of the site would lead to negative impacts on sunlight and daylight levels in adjacent properties, regardless of the form of development which came forwards (i.e. tall buildings or lower buildings with larger footprints). Although reductions in sunlight and daylight are not desirable, expectations in city centre locations are lower than elsewhere. NO RESIDENTIAL AFFECTED I ASSUME

Overshadowing analysis has been carried out using Building Research Establishment (BRE) criteria. This analysis found that the level of impact of the development on Albert Square, Deansgate Square, Lincoln Square, and Great Northern Square would be negligible and all open spaces would continue to meet the criteria if the proposed development is built.

Overshadowing analysis has also been undertaken on the development site, and finds that both the proposed publicly accessible squares will meet the (BRE) criteria for overshadowing of open spaces.

### *Air Quality*

An assessment of construction dust has been undertaken, and a qualitative assessment of the potential impacts on local air quality from construction activities has been carried out. This identified that there is a medium risk of dust soiling impacts and a low risk of increases in particulate matter concentrations due to construction activities. However, through good site practice and the implementation of suitable mitigation measures, the effect of dust would be significantly reduced. The residual effects of dust generated by construction activities on air quality are therefore considered not to be significant. The residual effects of emissions to air from construction vehicles and plant on local air quality is also considered to be negligible.

In addition, a quantitative assessment of the potential impacts during the operational phase has been undertaken. The results show that the proposed scheme would cause a negligible increase in pollutant concentrations but would not exceed any statutory objectives.

As such, the residual effects of the development are considered to be negligible for all pollutants assessed. Furthermore, it is considered that the development proposals comply with national and local policy for air quality.

#### *Noise & Vibration*

A Noise Assessment has been undertaken and concludes that noise impacts would occur during the construction phase. However, these would be mitigated as far as possible be intermittent and temporary.

Upon completion of the development, the use of public square and roof-top terrace, particularly for entertainment and sports events, has the potential to generate noise impacts on nearby properties and receptors. The running of events and the use of the terrace and square will therefore need to be carefully managed. Details regarding the management of the public spaces can be the subject of an appropriate planning condition.

#### *TV Reception*

A revised television reception survey has been undertaken which concludes that no interference would occur for the reception of terrestrial digital television services during construction or with the development in place, as there are no viewers located in any areas where signal interference could occur.

The use of tower cranes may cause disruption to the reception of digital satellite television services for users located to the northwest of the site, resulting in interference. If interference does occur, mitigation would be required, after which viewers' services, or an alternative service, would be restored. This can be required by imposition of an appropriate condition.

#### *Contribution to Permeability of the Site and the Wider Area*

Access through the site from Jacksons Row, to and from Bootle Street, will provide a significant benefit to the permeability of the area. In addition, pedestrian accessible routes are included within the site, linking uses and public realm. Existing public highway, adjacent to the site, will also benefit from improvements, making the wider area more attractive for the public.

The pedestrian experience depends on a range of considerations including wind, overshadowing, accessibility, interest, sense of place and security. The development responds positively to all of these factors, and the revised scheme represents an improvement over the scheme originally submitted for planning.

#### **Other Planning Issues**

## **The Provision of a Well-Designed, inclusive Environment**

An Access Statement describes access and egress to and around the site as well as within the buildings. It concludes that the development aims to maintain and improve accessibility throughout the site and the surrounding landscape and that the development provides inclusive access; taking into account relevant policy, regulations and good practice.

The frontage to the former police station currently has steps to the main door. The steps would be removed and an internal lift provided to enable full access. All entrances in the development would be fully accessible.

Access to the main area of public realm at the upper terrace is from lifts. The ground level public realm and the external public areas in the tower block are also fully accessible.

The access credentials throughout the development are of the highest standard, with all commercial and residential parts offering equality of access.

## **Vehicle Movements**

The combined total of trips generated by the proposal are 88 arriving trips during the morning peak hour (8am-9am), with 65 departing trips, and 109 arriving and 141 departing trips during the afternoon peak hour (5pm -6pm). The Transport Statement assessment demonstrates that existing junctions can continue to operate within capacity. Servicing visits would be managed to occur outside the peak hours. These levels of trips are not significant.

## **Demolition**

The Demolition would cause harm to the identified heritage assets. Although this harm is less-than substantial harm, considerable importance and weight has been given to the objective of preserving the heritage assets with due weight given to these impacts.

However, in recognition of the substantial public benefits that demolition, and the proposed development, provides, it is considered that the benefits of the scheme substantially outweigh the heritage harm caused. The scheme has been modified to retain the Sir Ralph Abercromby public house and Portland stone building of the police station.

Importantly the benefits identified include the development which would comprise a positive part of the Manchester street scene and skyline for many years to come. Demolition of the Manchester Reform Synagogue and the rear portions of the Bootle Street Police Station is therefore justified and all relevant legislation and planning policy is complied with in this regard.

## **Access, Parking, Servicing and Transport**

The site is in a highly accessible location at the heart of the city centre and is accessible by a wide choice of means of transport. 136 parking spaces are proposed which are considered acceptable and would not result in significant trip generation, these are therefore considered acceptable. The 136 space car park which includes 7 that are fully accessible. 292 cycle storage spaces are located in the basement allocated to residential, office and hotel uses. Further, residents will have the option of a folding bike storage box within individual apartments.

A Management Plan for the service layby, including the implementation of TROs to support the proposals, would be prepared. The layby would be the highway and would allow Manchester Parking to enforce any parking restrictions.

A detailed Construction Management Plan would be prepared prior to any construction works beginning, required by an appropriate condition.

### **Flood Risk & Drainage**

The Revised Flood Risk Assessment identifies that the majority of the site is at a low or negligible risk of flooding.

All roads adjacent to the site are located within Flood Zone 1. The surface water drainage strategy has been designed in accordance with the requirements of the Environment Agency, the City Council and United Utilities.

Surface water run-off would be directed away from buildings and into attenuation storage tanks that would retain all excess surface water run-off generated beyond the proposed discharge rate. The foul water drainage strategy have been designed in accordance with the Environment Agency, the City Council and United Utilities.

The proposal is therefore acceptable in terms of reducing flood risk and adapting to climate change.

### **Ground Conditions and Water Quality**

A Geo-environmental Desk Study and Preliminary Geotechnical and Environmental Assessment identify that the historic land uses on the site include a printing works, garage, public house, and police station.

Any contaminants within the soil are to be removed, and the potential exposure of future site users and third parties to contamination during both the construction and operational phases is considered to be insignificant.

Contaminants from fuel spillages which are likely to occur on car parking areas would be subject to a controlled drainage scheme and therefore would minimize contaminants reaching groundwater and surface water features. Furthermore, proposed car parks would be under cover and not subject to weather, which would further reduce the risks of contaminant transport. Therefore, the potential release / migration of contamination from accidental spillages on groundwater and surface water receptors is considered to be insignificant.



The ground gas monitoring data available confirms that no special gas protection measures are required. Therefore, the potential risk of hazardous ground gas during the construction and operation phases is considered to be insignificant.

Historical mapping and local records indicate that the site suffered bomb strikes during World War II including damage to the police station in the south-eastern corner and complete ruin of buildings in the north-western corner. A specialist survey has categorised approximately one third of the site as a Medium Risk Zone with respect to unexploded ordnance and the remainder of the site as a Low Risk Zone. Appropriate consideration will need to be given to UXO risk at investigation and construction stage.

In summary there are not expected to be any outstanding issues in relation to ground conditions and the proposals therefore comply with relevant policies.

## **Waste**

The majority of demolition waste would be stone and brick from the existing buildings on the Site. Excavation waste would arise along with construction waste which would consist of materials such as packaging from deliveries and materials that become surplus to requirements. The Applicant has confirmed that where possible, waste arising during the construction phase would be reused on site and then recycled off site, the overall impact being insignificant.

The Waste Management Strategy recommends that the Client/Principal Contractor register the construction site with the 'Considerate Constructors Scheme'. During the site preparation/construction phase, waste arising from the proposed development would be separated into key waste groups. The Principal Contractor would provide a suitable area(s) within the construction site for the separation of materials for recycling (e.g. timber, metals, packaging, hardcore etc.).

It would be a condition of contract for the contractors to discuss and agree waste recovery rates to be targeted. A monitoring report would then be generated on a monthly basis which would include details of the progress made in diverting waste materials from landfill, against these pre-agreed targets.

Apartments would incorporate waste storage containers to promote the separation of recyclable materials at source. Container numbers have been quantified using residential waste generation metrics detailed within MCC's Waste Management Guidance Notes for Residential Developments guidance document. All household waste storage areas would be clearly labelled to ensure cross contamination of refuse and recycling is minimised.

Commercial tenants would be responsible for designing and providing sufficient internal waste storage space within their unit as part of fit out. This would be the first point of waste disposal for waste generated within the units. Sufficient space within the main waste store has been provided to accommodate the required number of bins; the required quantum of bins has been quantified using commercial waste generation metrics detailed within BS 5906:2005.

The main commercial waste store will be built to BS 5906:2005 specifications. Commercial tenants' staff will be responsible for transporting waste from their respective unit to the main commercial waste store. All commercial waste storage areas would be clearly labelled to ensure cross contamination of refuse and recycling is minimised.

The Waste Management Strategy has taken into account the need to lessen the overall impact of waste generation through recycling of materials from the operational phase of the proposed development. The proposals set out in the Strategy meet the requirements of relevant waste policy and follow applicable guidance.

## **Ecology**

There are no statutory designated ecological sites within or immediately bordering the Site. There is one Special Area of Conservation (SAC) (Rochdale Canal SAC) located 6.1km to the northeast. The Site does not share any contiguous or complimentary habitat with the SAC, and the SAC's is not protected for bat or bird species. There are no connecting features between the described statutory or non-statutory sites and the application site. In addition, given the distance between the SAC and the application site, there is unlikely to be a significant increase in recreational pressure from new residents, or deterioration in surface or groundwater. Therefore, potential effects on the statutory designated site are not anticipated to be significant.

A review of available information identified three non-statutory sites (SBIs), within 2km of the Site. However, there is no connecting or complimentary habitat between the application site and these sites and therefore potential effects are not anticipated to be significant.

A review of the available information within the local area has found no suitable habitat or records for protected species other than breeding birds and bats. Bat surveys have been completed and concluded that there is no evidence of bats roosting in the site and there is very limited potential for foraging across the site given the limited vegetation present. Therefore, the potential for disturbance or loss of bats during the construction phase is considered to be low. As a precautionary measure, buildings will be re-surveyed prior to demolition or other construction activities.

Additionally, given the limited vegetation on site the potential for disturbance or loss to breeding birds during the construction phase is also considered low. The Construction Environmental Management Plan would ensure an ecologist provides appropriate checks for the presence of breeding birds prior to any demolition or other construction activities.

The proposal would provide valuable wildlife habitats within the green spaces including suitable provisions for the locally highlighted black redstart.

Therefore, the effects on biodiversity are not considered to be significant and new ecological habitats are proposed and the scheme therefore complies with the NPPF and relevant local policies.

## **Archaeology**

None of the 27 heritage assets identified within the archaeological desk-based assessment study area have statutory designations or are of national importance. Six were identified within the boundaries of the site and comprise of late 19th century commercial properties including a packing warehouse and beer store, a row of workers' housing, a coal yard and rags store, a fire station and two former passages, a packing warehouse, the site of a late nineteenth century warehouse, a plumbers' and printers' premises and the sites of late 18th/ early 19th century workers' housing. There is also the potential for other remains associated with early to mid-nineteenth century double-depth and back to back housing, courtyard developments and a cotton dye works to survive.

Archaeological evidence from the surrounding area suggests there is potential for unknown previously unrecorded assets to also be present within the study area and possibly dating from the prehistoric and Romano-British periods.

The results of the assessment suggest that excavation works relating to the proposals are likely to disturb any surviving remains associated with the known assets and potential archaeological remains.

Eighteenth and nineteenth century remains of the type likely to be present at the site are often very robust and survive well. Due to the high potential for archaeological remains to be present, a programme of investigative fieldwork comprising the excavation of four evaluation trenches has been devised in consultation with the Greater Manchester Archaeology Advisory Service. This fieldwork is intended to determine the extent, depth, function, chronology and relative significance of any archaeological deposits, and if necessary will serve to inform further stages of more detailed archaeological mitigation and appropriate recording of significant remains.

### **Crime and Security**

A Revised Crime Impact Statement is supportive of the development and makes simple recommendations to improve security. The development is capable of positively responding to all comments received and therefore would design out the opportunity for crime. The high quality design and site management would make the development feel a safe and secure place to be which would contribute to the success of the development.

### **Operational Management and Maintenance**

The development would be retained and managed by the applicant. The site would be managed by an onsite management company and would also be covered by CCTV. The scheme has been designed with longevity, robustness and maintenance in mind. A Residential Management Plan has also been prepared.

### **Night-time Appearance**

The appearance of the proposal at night is an important consideration. Its appearance at night would change continually with the use of internal lighting to individual hotel or apartment rooms.

It is not intended that the facades would be lit. Any lighting scheme would ensure that no adverse impacts arise. Red warning lights will be required to be installed on the building in accordance with Civil Aviation Authority guidelines. The tower would be visible at night, but the degree of visibility would depend to an extent on the use of the individual apartments and hotel rooms. When the penthouse apartment lights are on, they would create a prominent halo effect which would illuminate the crown feature at the top of the tower. At dusk, the tower would form a distinguishable silhouette which would become a key landmark on the city skyline.

It is recommended that a condition be imposed to ensure a lighting strategy of the highest standards is provided as part of the development.

### **Light Pollution**

The site is lit at present and is likely to be classified as an E4 Environmental Zone ('i.e. an area of high district brightness') due to its location within Manchester City Centre with high levels of night-time activity. Sources of existing lighting include street lighting on the roads, bulkheads fixed on the Bootle Street side of the Police Station building and fugitive light spill from the surrounding buildings. The surrounding road network is therefore already lit by inconsistent levels of lighting.

Potential sensitive receptors to light spill and glare include residential properties and users of the local road and footpaths surrounding the Site. The key receptors are residents whose windows face it directly and may be subject to an increase in light that may be termed a statutory nuisance. The only residents in the immediate vicinity above the Old Nag Head pub on Jackson's Row.

During the construction phase, floodlighting / security and health lighting may be present. A Construction Environmental Management Plan (CEMP) would be prepared and agreed prior to the commencement of works. Detailed measures would be implemented to minimise light spill and glare to nearby sensitive windows.

New lighting installations would be operational prior to occupation of future apartments and it is not anticipated that future residential windows would experience a change from baseline conditions..

Based on the evidence produced, effects relating to nuisance from lighting are considered insignificant.

### **RESPONSE TO CONSULTATIONS**

94% of respondents objected to the original proposals. Whilst the percentage of those objecting to the revised proposals is broadly similar (91%), the actual number of individual response has decreased, from over 1500 to less than 200.

The views of the public are also reflected in the Statement of Community Involvement which accompanies the planning application. This found that a large shift in opinion resulted from the revised proposals.. The second consultation exercise which publicised the revisions to the scheme found that, from 182 feedback forms being completed, 84% support the scheme, to a varying degree, compared to 70% opposition to the previous scheme.

The two main issues raised by the public, and other civic and amenity groups, are that the scale, design and dominance of the development is unacceptable, both in its own terms, and in relation to heritage assets, and the loss of buildings.

The revisions to the original scheme have reduced its impact and this is reflected in the response from Historic England, who no longer object to the application and identify the harm as less than substantial.

Historic England do not support the application and state that the City Council has to be convinced that the potential wider public benefits delivered by the development convincingly outweigh the harm caused to the significance of the heritage assets.

The Jacksons Row Strategic Regeneration Framework for the site has been approved by the City Council, and is an important material consideration in the determination of this application. The Framework clearly sets out the economic, social and environmental benefits for the City Centre and the wider region, and the application confirms the range of benefits which would be achieved by the proposals. These are considered to convincingly outweigh the harm caused to the significance of the heritage assets, as required by Historic England. As such, the balance of the scheme is in favour of the application.

In relation to amenity issues which have been raised, the imposition of a condition requiring a Construction Management Plan can address potential noise and vibration issues during construction.

The Environmental Statement found that the wind effects of the development on pedestrian comfort and safety in the absence of any additional mitigation measures are not greater than minor negative significance and the proposals would have an effect of major positive significance.

In terms of daylight, sunlight and overshadowing the Environmental Statement confirms that the residual effects of the proposed development range from negligible to major negative significance.

Similarly, in relation to archaeology, the residual effects are considered negligible.

A number of specific points have been raised by the public regarding cycle provision, parking, crime, landscaping, public access and transport, each of which can be addressed by the imposition of appropriate conditions.

## CONCLUSION

The proposal represents an opportunity to address an identified need for a prestigious mixed use scheme of the highest quality at a strategic location in the heart of the city centre. The area is underused and experiences low levels of economic activity and interest. The development would create a new landmark for Manchester, setting new standards in design and quality of accommodation, which will reinforce the city's position nationally and internationally. It would respond to demands from businesses, residents and visitors, and aid the city's economic growth and prosperity.

The uses proposed would make an important contribution to the economic growth of the City. There is an under supply of 5-star hotel rooms and associated facilities within the city centre. The City's service economy is growing and the tourist industry is thriving and this must be supported by additional infrastructure. Manchester's ability to hold major conferences and events relies on the availability of high quality hotel accommodation as well as restaurants, large-scale banqueting etc. There are limited number of sites in the city centre that are suitable for a 5\* hotels as adjacencies are of paramount importance. The proximity to the convention quarter is seen as being critical.

The availability of Grade A office accommodation is limited and could constrain the growth of the City going forward. The space proposed here is ideally located and can provide a floorplate that meets known Market requirements and would add considerable value to the City's economy.

The high quality apartments would meet an identified gap in the market for quality homes in a centrally located position at the heart of the city's economy. The apartments would set new standards of living accommodation within the city centre and would provide homes aimed at higher earning executives and personnel and would support a growing and higher skilled workforce.

The public realm would be improved beyond the site boundaries which would enhance movement and link with Albert Square and surrounding streets. This would help to create a cohesive tapestry public realm across a broad area and help to integrate the new development into the wider townscape. The space at the upper level would be unique in the city and provide a dramatic experience for the public.

The issue that has generated the most concern is the height of the Tower and its impact on the historic environment. It has to be acknowledged and accepted that the tower in particular, would have a significant impact and in some instances as set out in the report this is harmful to the historic environment. There are a number of amenity bodies who believe that the level of harm caused would be substantial.

The harm would vary for each listed building, but Historic England have concluded that individually and cumulatively this harm would be less than substantial, although for the Albert Memorial, it would be at the upper end of that scale. Officers agree with this conclusion. Less than substantial harm should be avoided but where it cannot be, it should be mitigated or minimised and clear and convincing justification is required to overcome the great weight that must be attached to preserving heritage assets. Should Members accept that the level of harm is less than substantial, they must be satisfied that there is a clear and convincing justification for this harm and it should be outweighed by public benefits.

The development of the site would play a significant role in the regeneration of the City Centre and would deliver a significant number of heritage, environmental, economic and social public benefits as set out above in the report. The judgement therefore that has to be formulated is whether these public benefits outweigh the harm that would be caused to the designated heritage assets.

This is finely balanced judgement as the impacts on the historic environment are high as are the public benefits. Having considered all of these matters very carefully, Officers do believe that these public benefits would outweigh the significant harm that would occur. On balance, therefore, it is considered, that, notwithstanding the very considerable weight that must be given to preserving the setting of the listed buildings and the conservation area as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 132 and 134 of the NPPF.

The Secretary of State for the Department of Housing, Communities and Local Government would like the opportunity to consider whether call in is appropriate for this application. The recommendation is therefore one of Minded to Approve.

**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 Core Strategy and saved polices of the Unitary Development Plan, the Head of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**RECOMMENDATION: MINDED TO APPROVE (subject to a response from the Secretary of State)**

**Article 35 Declaration**

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. Officers held extensive pre-application discussions with the applicant to establish the in-principle acceptability of the proposed development. Also, officers worked with the applicant during the planning application process to deal with comments raised by consultees and the public. This resulted in significant revisions to the original proposals.

**CONDITIONS**

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Plans

MAKE Architect's drawings

P 1000 A1 Site location plan 1:1250  
P 1050 A1 Existing site plan 1:500  
P 1100 A0 Existing North Elevation 1:250  
P 1101 A0 Existing East Elevation 1:250  
P 1102 A0 Existing South Elevation 1:250  
P 1103 A0 Existing West Elevation 1:250

Hodder + Partners Drawings

Proposed Basement GA Plan (--)0B1 1:200@A1  
Proposed GA Retail Basement (--)0RB 1:200@A1  
Proposed Ground Floor GA Plan (--)0UG 1:200@A1  
Proposed GA Mezzanine Floor (--)0M 1:200@A1  
Proposed Level 01 GA Plan (--)001 1:200@A1  
Proposed Level 02 GA Plan (--)002 1:200@A1  
Proposed Level 03 GA Plan (--)003 1:200@A1  
Proposed Level 04 GA Plan (--)004 1:200@A1  
Proposed Level 05 GA Plan (--)005 1:200@A1  
Proposed Level 06 GA Plan (--)006 1:200@A1  
Proposed Level 06M GA Plan (--)006M 1:200@A1  
Proposed Level 07 GA Plan (--)007 1:200@A1  
Proposed Level 08 GA Plan (--)008 1:200@A1



Proposed Level 09 GA Plan (-- )009 1:200@A1  
Proposed Level 10 GA Plan (-- )010 1:200@A1  
Proposed Level 11 GA Plan (-- )011 1:200@A1  
Proposed Tower GA Plans (-- )020 1:200@A1  
Proposed Upper Tower GA Plans (-- )021 1:200@A1

Typical Hotel Plans (SK)007 1:200@A1  
Typical Lower Residential Plans (SK)019 1:100@A1  
Typical Upper Residential Plans (SK)038 1:100@A1  
Residential Penthouse (SK)039 1:100@A1  
Site Demolition Plan (-0)001 1:500@A1  
Site Location Plan (-- )050 1:500@A1  
Roof Context (-- )060 1:200@A1  
Apartment Summary (SK)40 1:75@A1

Context Elevation - Southmill Street (-- )201 1:500@A1  
Context Elevation - Bootle Street (-- )202 1:500@A1  
Context Elevation - Jackson's Row (-- )203 1:500@A1  
Context Elevation - Deansgate (-- )204 1:500@A1

Planning Elevation - Southmill Street (-- )211 1:300@A1  
Planning Elevation - Bootle Street (-- )212 1:300@A1  
Planning Elevation - Jackson's Row (-- )213 1:300@A1  
Planning Elevation - Deansgate (-- )214 1:300@A1  
Planning Elevation - Tower Courtyard (-- )215 1:300@A1  
Planning Elevation - Office Courtyard (-- )216 1:300@A1  
Planning Elevation – External (-- ) 217 1:300@A1  
Planning Elevation – Jackson's Row (-- ) 223 1:300@A1  
Planning Elevation – Deansgate (-- ) 224 1:300@A1  
Police Station Elevation - (-- )901 1:100@A1  
Police Station Elevation - (-- )902 1:200@A1

Facade Study - 1 Bed Studio (21)101 1:20@A1  
Facade Study - Office Corner (21)102 1:50@A1  
Facade Study - Hotel Entrance (21)103 1:50@A1  
Facade Study - Synagogue Terrace (21)104 1:50@A1  
Facade Study - Fire Escape (21)105 1:50@A1  
Facade Study - Office Balconies (21)106 1:50@A1  
Facade Study - Synagogue Entrance (21)109 1:50@A1  
Façade Study – Colonnade (21) 110 1:20@A1

Refuse Strategy (-0)002 1:250@A1  
Access Strategy (-0)003 1:200@A1  
Use Summary – Retail (SK) 112 1:300@A1

Planning Section Section AA (-- )301 1:300@A1  
Planning Section Section BB (-- )302 1:300@A1  
Planning Section Section CC (-- )303 1:300@A1  
Planning Section Section DD (-- )304 1:300@A1  
Police Station Plan Section - (-- )903 1:200@A1

## Planit-ie Drawings

General Arrangement Ground Floor Plan PL1556.GA.100 Rev 02 1:200@A1  
General Arrangement Roof Plan PL1556.GA.101 Rev 02 1:200@A1  
Hardwords\_Ground Floor Plan PL1556.GA.200 Rev 02 1:200@A1  
Softworks\_Ground Floor Plan PL1556.GA.300 Rev 02 1:200@A1  
Softworks\_Roof Plan PL1556.GA.301 Rev 02 1:200@A1

## Documents

Revisions Statement, December 2017  
Design & Access Statement, November 2017  
Revised Planning & Tall Building Statement, December 2017  
Regeneration Statement, November 2017  
Heritage Report: Significance, November 2017  
Heritage Report: Impact Assessment, December 2017  
Revised Demolition Justification Statement, November 2017  
Flood Risk Assessment, September 2017  
Drainage Strategy Report, November 2017  
Transport Statement, November 2017  
Framework Travel Plan, November 2017  
Environmental Standards Statement, Revision 5, 02 November 2017  
Waste Management Strategy, December 2017  
Ventilation Strategy Statement, 14th November 2017  
Energy Strategy Statement, 21st November 2017  
Baseline Television Signal Survey & Television Reception Impact Assessment, Issue 1.0, 21st November 2017  
Addendum to Statement of Community Involvement, November 2017  
Statement of Community Involvement, January 2017  
Crime Impact Statement, Version A, 9th November 2017  
Revised Environmental Statement, November 2017  
Revised Non-Technical Summary, November 2017  
Technical Summary of Revised Environmental Statement, January 2018  
Emails from Zerum, dated 29th January 2018, 31st January 2018, 2nd February 2018, 6th February 2018  
Letter from Hodder + Partners, dated 14th February 2018

## Appendix Reports

Environmental Statement Volume 2 - Assessments  
Phase 1 Preliminary Geo-environmental Risk Assessment, January 2016  
Biodiversity Assessment (including bat surveys), November 2016  
Preliminary Geotechnical and Environmental Assessment, November 2016  
Air Quality Assessment, November 2017  
Archaeological Desk Based Assessment, November 2016  
Written Scheme of Investigation, Version 1.0, 21st September 2016

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Core Strategy policies DM1 and SP1, and saved UDP policies DC18.1, DC19.1, DC26.1 and DC26.5

3) No development shall take place unless and until a plan has been submitted to, and approved in writing by, the City Council, as local planning authority, which identifies each part of the development which will be the subject of the submission and approval of samples of materials. For each part of the development shown in the approved plan, prior to the commencement of that part of the development, a programme for the issue of samples and specifications of all material to be used on all external elevations of that part of the development shall be submitted to and approved in writing by the City Council, as local planning authority. Samples and specifications of all materials to be used on all external elevations of each part of the development, to include jointing and fixing details and a strategy for quality control management, shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) No development shall take place unless and until unless and until a Construction Management Plan, including a Site Waste Management Plan, Air Quality Plan, a Noise and Vibration Plan (in addition to a dust emission section) 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. In addition, the Construction Management Plan shall include the following:

- Hours of site opening/operation
- A Site Waste Management Plan
- Air Quality Plan
- A Plan Layout showing areas of public highway agreed with the Highway Authority for use in association with the development during construction.
- The parking of vehicles of site operatives and visitors
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- Construction and demolition methods to be used, including the use of cranes
- The erection and maintenance of security hoarding
- Measures to control the emission of dust and dirt during construction and
- A scheme for recycling/disposing of waste resulting from demolition and construction works
- Details of and position of any proposed cranes to be used on the site and any lighting
- A detailed programme of the works and risk assessments
- Temporary Traffic Management measures to address any necessary bus re-routing and bus stop closures
- Details on the timing of construction and scaffolding

- A Human Impact Management Plan, including a community consultation strategy which will include how and when local residents and businesses will be consulted.

Reason: To ensure that the appearance of the development is acceptable and in the interests of the amenity of the area, pursuant to policies EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

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

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

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

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City 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 section 10 of the National Planning Policy Framework and Core Strategy policies EN14 and EN17

6) No development shall take place unless and until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSIs shall cover the following:

1. A phased programme and methodology of investigation and recording to include:

- evaluation trenching
- informed by the above, targeted archaeological excavation
- a targeted archaeological watching brief

2. A programme for post investigation assessment to include:

- analysis of the site investigation records and finds
- production of a final report on the significance of the archaeological and historical interest represented.

3. A scheme to disseminate the results of the archaeology to the local and wider community, commensurate with their significance.

4. Provision for archive deposition of the report and records of the site investigation.

5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF Section 12, Paragraph 141 - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible.

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

Reason: In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

8) No development shall take place unless and until a scheme for acoustically insulating the proposed residential accommodation against noise from the local area, including nearby road network, venues and other sources of noise, has been submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

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

Bedrooms (night time - 23.00 - 07.00)30 dB LAeq (individual noise events should not normally exceed 45 dB LAm<sub>ax</sub> by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00)35 dB LAeq

Gardens and terraces (daytime)55 dB LAeq

Additionally, where entertainment noise is a factor, in the noise climate, the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and

125 Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to Core Strategy policies DM1 and SP1.

9) No development shall take place unless and until a Radar Mitigation Scheme (RMS), (including a timetable for its implementation during construction), has been agreed with the Operator and approved in writing by Manchester City Council.

The Radar Mitigation Scheme (RMS) shall thereafter be implemented and operated in accordance with the approved details.

Reason: In the interests of aviation safety, pursuant to policies DM1 and SP1 of the Core Strategy.

10) No development shall take place unless and until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

11) No development shall take place unless and until a detailed design guide for all shop fronts and commercial unit frontages has been submitted to, and approved in writing by, the City Council, as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy.

12) No development shall take place unless and until full details of the location and arrangements of all areas of solid panels to be used on external elevations, has been submitted to, and approved in writing by, the City Council, as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy.

13) No development shall take place unless and until full details of all wind mitigation measures, if required, have been submitted to, and approved in writing by the City Council, as local planning authority. All such measures shall be fully wind tested, and accompanied by a detailed report confirming that wind conditions related to the development are satisfactory and acceptable. If no wind mitigation measures are

required, this should be confirmed in writing to the City Council, as local planning authority.

Reason - To ensure that the details of the development are satisfactory, pursuant to policy DM 1 of the Core Strategy.

14) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to policies SP1, DM1, EN08 and EN14 of the Core Strategy..

15) Before the development hereby approved is completed, a paving and surfacing strategy for the public footpaths, vehicular crossings, and vehicular carriageways 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.

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 and policy DM1 of the Core Strategy.

16) Samples and specifications of all hard landscape materials, together with a layout plan identifying the location of the materials to be used in all areas of public realm, including external terraces, shall be submitted to and approved in writing by the City Council as local planning authority.

The approved scheme shall be implemented not later than 12 months from the date of any part of the development is first occupied.

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.

17) No part of the development shall be occupied unless and until a scheme for the detailed landscaping and design of all areas of public realm have been submitted to, and approved in writing by, the City Council, as local planning authority.

The scheme shall include details of all seating, pergolas, planters and other items of street furniture, together with full details of all planting arrangements, including trees. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

18) Full details of all external seating areas, to be used in association with individual food and drink uses, shall be submitted to, and approved in writing by the City Council, as local planning authority, prior to the first occupation of ground floor use to which the external seating areas relate. The details shall include areas to be used for the consumption of food and drink, means of demarcation, furniture, lighting, signage and a schedule of days and hours of operation.

Reason - In the interests of visual amenity, and to safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

19) Prior to the commencement of each Class A3 restaurant and cafe use, Class A4 Drinking Establishment use, or Class A5 hot food takeaway full details showing provision of toilets, including those for disabled people, has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development, prior to commencement of use, and shall remain in situ whilst the use or development is in operation.

Reason: In the interests of amenity and public health, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

20) Prior to the first occupation of the development, a detailed parking strategy, including provision for 7 disabled parking spaces, 14 electric car charging points, and details of car parking management, and car parking space allocation, shall be submitted to, and approved by, the City Council, as local planning authority. The detailed parking strategy shall include a temporary parking strategy and the introduction of fast charging for electric vehicle points. The parking strategy shall be fully implemented prior to the first occupation of any part of the development.

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.



21) Prior to the first occupation of the development, a detailed cycle parking strategy, including how spaces will be allocated between office and residential use, and full details of arrangements for each residential unit, shall be submitted to, and approved by, the City Council, as local planning authority. The cycle parking strategy shall be fully implemented prior to the first occupation of any part of the development.

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.

22) Prior to the first occupation of the development, a detailed strategy for visitor pick-up and drop-off locations and hotel valet services shall be submitted to, and approved by, the City Council, as local planning authority. Details are also required regarding ad-hoc residential deliveries and short-term pick-up / drop-off arrangements.

Reason: To ensure that a satisfactory landscaping scheme is carried out pursuant to policy DM1 of the Core Strategy and the Guide to Development.

23) Prior to the first occupation of the development, full details of the design and location of all taxi areas, shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved taxi areas shall be fully implemented prior to the first occupation of any part of the development.

Reason: In the interests of amenity and highway safety, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

24) Prior to the first occupation of the development, a Framework Travel Plan, including details of how the plan will be funded, implemented and monitored for 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 site's Travel Plan Strategy. 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 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 T2 and EN16 of the Core Strategy.

25) Prior to the first occupation of the development, a servicing strategy and management plan, including a schedule of loading and unloading locations, details of internal service bays and on-street servicing laybys, shall be 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.

Reason: In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy

26) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday. Where Sunday/Bank Holiday deliveries etc. are permitted the times shall be confined to 10:00 to 18:00.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Core Strategy

27) The development hereby approved shall be designed and constructed in accordance with the recommendations contained within section 3.3 of the submitted Crime Impact Statement dated (09/11/2017 – URN:2016/0827/CIS/02) and shall include the physical security specification listed within section 4 of the appendices within the submitted Crime Impact Statement.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy.

28) Within a period of 6 months from the completion of the development, or within a timescale as otherwise agreed in writing by the City Council, details of the measures to be incorporated into the development (or part thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy.

29) Before first occupation of any part of the development, a signage design strategy for all parts of the development shall be submitted to and approved in writing by the City Council as local planning authority.

Reason: To protect the visual amenity of the area and to ensure the development is carried out in a satisfactory manner pursuant to policy DM1 of the Core Strategy and Guide to Development 2 (SPG).

30) Prior to occupation of each Retail (Class A1), Restaurant and Cafes (Class A3), Drinking Establishments (Class A4) and / or Hot Food Takeaway (Class A5) hereby approved, the opening hours of each use shall be agreed in writing by the City Council as local planning authority. Those uses shall thereafter not open outside the approved hours.

Reason - In order that the local planning authority can achieve the objectives both of protecting the amenity of local residents and ensuring a variety of uses at street level in the redeveloped area in accordance with saved policy DC 26.1 in accordance with the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

31) Prior to the first occupation of any part of the development, a schedule of days and hours of operation of all areas of public realm, including terraces, shall be submitted to and approved in writing by the City Council as local planning authority. All external areas shall thereafter not open outside the approved hours.

Reason - In order that the local planning authority can achieve the objectives both of protecting the amenity of local residents and ensuring a variety of uses at street level in the redeveloped area in accordance with saved policy DC 26.1 in accordance with the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

32) No amplified sound or any music shall be produced or played in any part of external areas in the development, other than in accordance with a scheme detailing the levels at which any music shall be played and the hours during which it shall be played which has been submitted to and approved in writing by the City Council as local planning authority.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26.1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

33) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme for each part of the development, to be submitted to and approved in writing by the City Council as local planning authority before the use within the relevant part commences and any works approved shall be implemented before the relevant uses within each part commences.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

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

The scheme should be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of each part of the development, in order to secure a reduction in the level of noise emanating from the site.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1 and DM1 of the Core Strategy.

35) Before any A1, A3 A4 or A5 use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the development and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) should be controlled to 10dB below the LA90 (without entertainment noise) at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands should be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy..

36) A post completion noise assessment report shall be undertaken to confirm that the recommended and agreed sound insulation measures have been adopted into the development. The report shall also include final sound testing to confirm acoustic criteria, required by condition, will be met based on the agreed recommended acoustic insulation and recommended internal entertainment noise levels. Details of any additional mitigation where necessary to comply with the noise criteria for the noise break in and noise breakout condition, together with external plant noise specified in condition (NSE6) shall be submitted and agreed by Environmental Health. Any additional mitigation will need to be verified and completed before occupation.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy..

37) An air quality impact assessment for the development shall be submitted to and approved in writing by the City Council as local planning authority, prior to the commencement of any phase of the development.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect future residents from air pollution, pursuant to policies SP1 and DM1 of the Core Strategy.

38) The development hereby approved shall be carried out in accordance with the Environmental Standards statement received by the City Council, as Local Planning Authority, in support of the application. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason: In order to minimise the environmental impact of the development pursuant to the principles contained in the Guide to Development in Manchester 2 and policies SP1, DM1 and EN8 of the Core Strategy

39) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to policies SP1 and DM1 of the Core Strategy.

40) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason: To ensure a safe form of development that poses no unacceptable risk of contamination to controlled waters pursuant to section 10 of the National Planning Policy Framework and Core Strategy policies EN14 and EN17

41) No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure a safe form of development which poses no unacceptable risk of pollution, pursuant to policies DM1 and EN18 of the Core Strategy.

42) Before first occupation of the development, full details of a Management and Maintenance Strategy for the external areas, including planting arrangements, boundary treatments, furniture and lighting, shall be submitted to, and approved in writing by, the City Council as local planning authority.

Reason: In the interests of visual amenity, and to ensure the details of the development are acceptable, pursuant to Core Strategy Policy DM1.

43) The development hereby approved shall include a lighting scheme for each part of the development, including the illumination of any part of buildings and areas of public realm during the period between dusk and dawn. Full details of such a scheme, including how the impact on occupiers of nearby properties will be mitigated, shall be submitted to and approved in writing by the City Council as local planning authority before each part of the development is completed. The approved scheme shall be implemented in full before each phase of the development is first occupied.

Reason: In the interests of amenity, crime reduction and the personal safety of those using the proposed development, pursuant to policy E3.3 of the Unitary Development Plan for the City of Manchester DM1 of the Core Strategy.

44) Prior to occupation of each part of the development incorporating residential use, a Residents Management Strategy shall be submitted to, and approved in writing by, the City Council, as local planning authority. The Residents Management Strategy shall include details of maintenance, security, energy management, Janitorial services, common parts cleaning, exterior services, and building policies in relation to waste disposal, storage and deliveries.

Reason: To ensure the development is managed in interests of the general amenities of the area, pursuant to policies SP1 and DM1 of the Core Strategy.

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

Reason: In the interests of pedestrian and highway safety, pursuant to policies SP1 and DM1 of the Core Strategy.

46) The details of an emergency telephone contact number shall be displayed in a publicly accessible location on the site and shall remain so displayed for the duration of the construction and fitting out of the development.

Reason - In the interests of local amenity, pursuant policies SP1 and DM1 of the Core Strategy.

47) 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, as defined in the submitted Radio and TV Reception Impact Assessment, 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 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 unless otherwise agreed in writing with the City Council as local planning authority.

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

48) The demolition hereby permitted shall not be undertaken before a contract has been made for the carrying out of the building works for each part of the redevelopment of the site to which such demolition relates, which is the subject of this application (ref 1114664/FO/2016). Evidence of that contract for each part of the development shall be supplied to the City Council as local planning authority.

Reason - To ensure the satisfactory development of the site, pursuant to policies DM1 and SP1 of the Core Strategy.

49) The apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

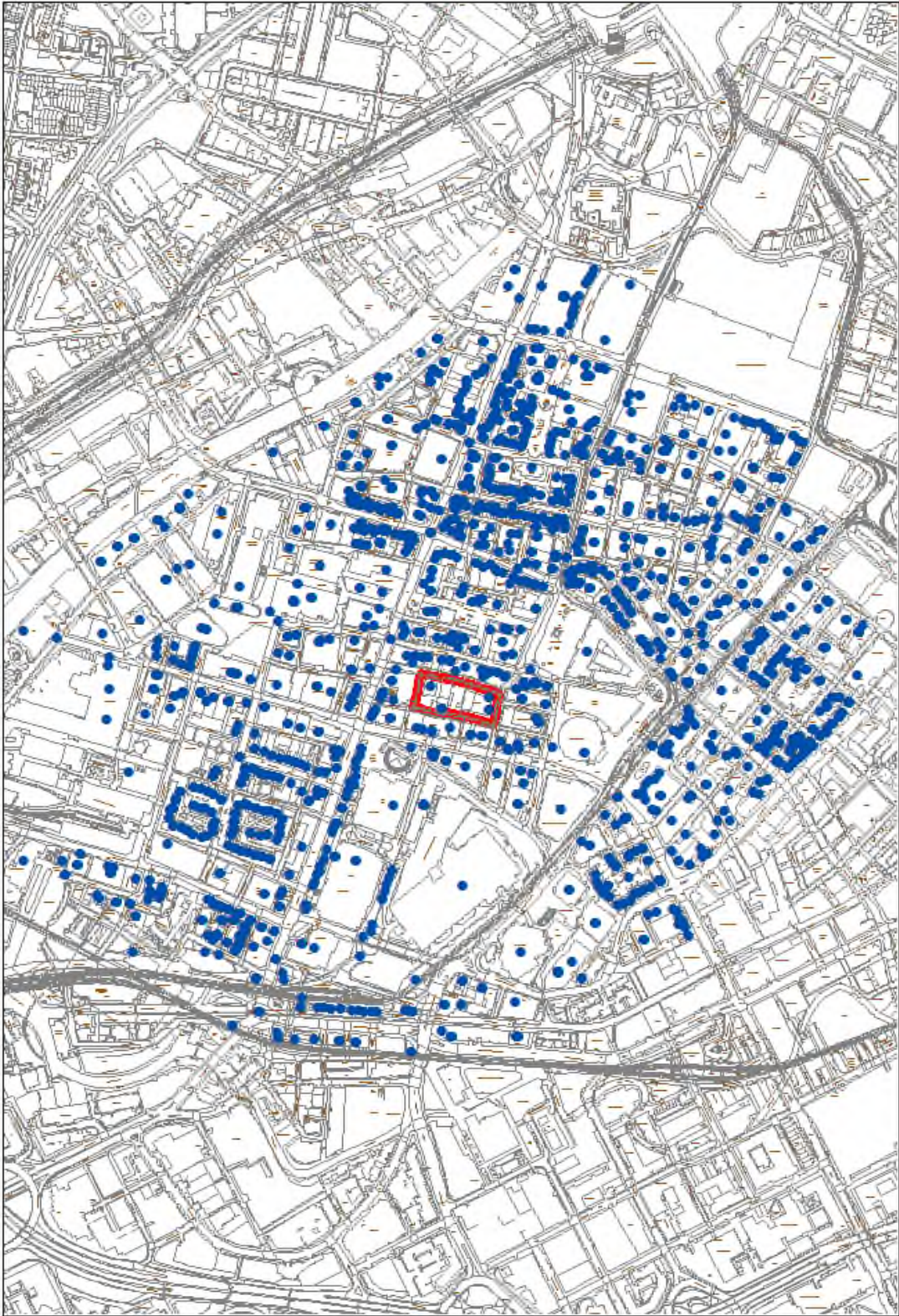
50) No externally mounted telecommunications equipment shall be mounted on any part of the buildings hereby approved, including the roofs.



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

### **Local Government (Access to Information) Act 1985**

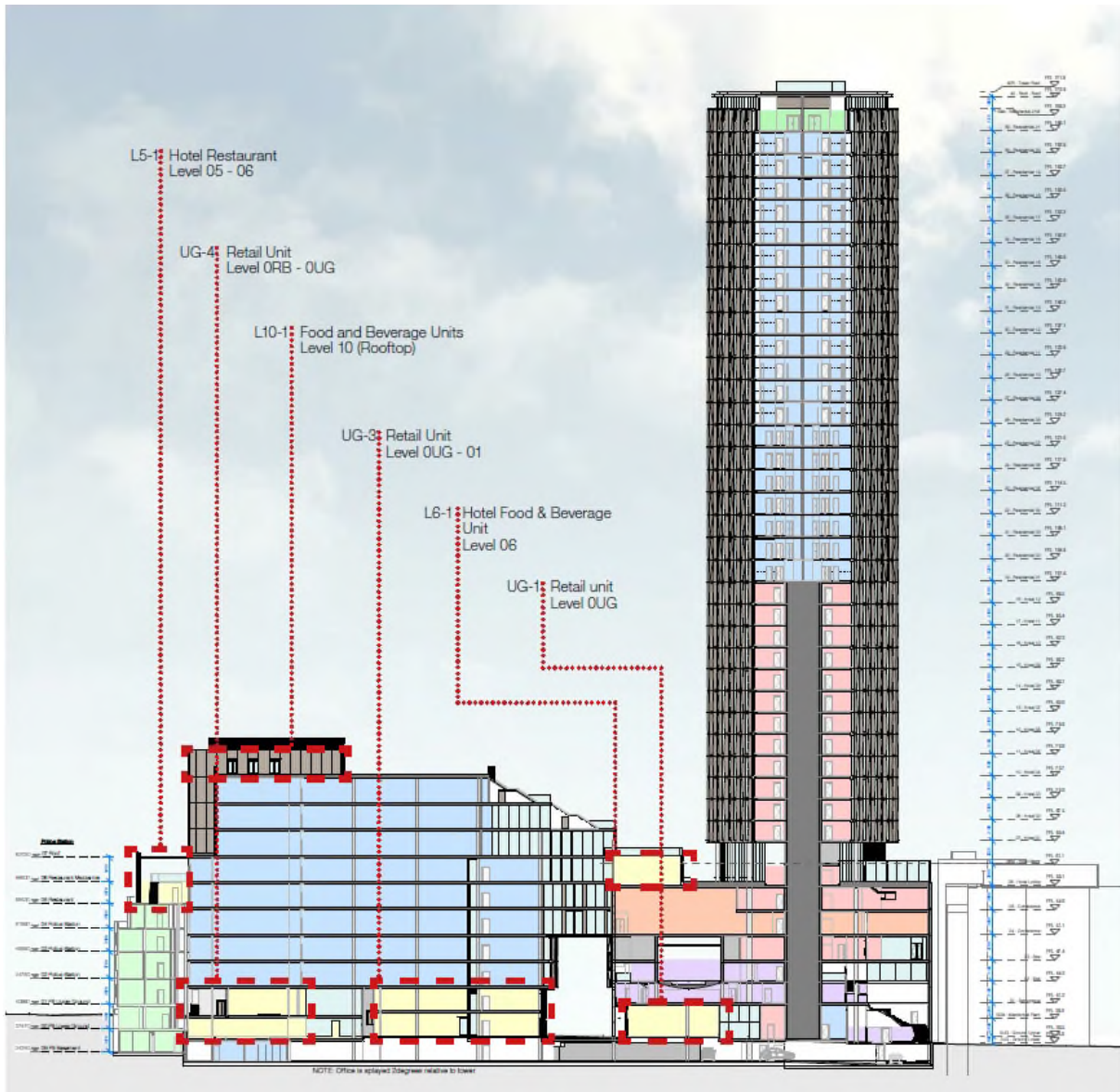
The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 114664/FO/2016 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

**Relevant Contact Officer** : David Brettell  
**Telephone number** : 0161 234 4556  
**Email** : d.brettell@manchester.gov.uk



 Application site boundary  Neighbour notification  
© Crown copyright and database rights 2018. Ordnance Survey 100019568







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

City Centre Regeneration  
Corporate Property  
Environmental Health  
MCC Flood Risk Management  
Highway Services  
Housing Strategy Division  
Environment & Operations (Refuse & Sustainability)  
Strategic Development Team  
Travel Change Team  
Neighbourhood Team Leader (Arboriculture)  
Greater Manchester Ecology Unit  
Greater Manchester Pedestrians Society  
Environment Agency  
Greater Manchester Archaeological Advisory Service  
Greater Manchester Police  
Historic England (North West)

Manchester Airport Safeguarding Officer  
Transport For Greater Manchester  
United Utilities Water PLC  
National Amenity Societies  
Highway Services  
Environmental Health  
Neighbourhood Team Leader (Arboriculture)  
Corporate Property  
MCC Flood Risk Management  
City Centre Regeneration  
Environment & Operations (Refuse & Sustainability)  
Travel Change Team  
Greater Manchester Police  
Historic England (North West)  
Environment Agency  
Transport For Greater Manchester  
Greater Manchester Archaeological Advisory Service  
United Utilities Water PLC  
Twentieth Century Society  
Ancient Monuments Society  
Council For British Archaeology  
Georgian Group  
Society For The Protection Of Ancient Buildings  
Victorian Society  
Manchester Airport Safeguarding Officer  
Greater Manchester Ecology Unit  
Greater Manchester Pedestrians Society  
Housing Strategy Division  
Strategic Development Team

A map showing the neighbours notified of the application is attached at the end of the report.

**Representations were received from the following third parties:**

42 Wellington Street West, Salford, M7 2FH  
Victoria Mill, Princess Street, Oldham, OL4 5AF  
Apartment 303 Millennium Point, 254 The Quays, Salford, M50 3SE  
12 Brooklands Avenue, Wirksworth, Matlock, DE4 4AB  
4 Goostrey Lane, Cranage, CW4 8HE  
Flat 5, The Gallery, 31 Range Road, Manchester, M16 8FS  
5 Nelson Street, Bury, BL9 9BL  
12 Bankhall Road, Stockport, SK4 3JR  
163 Broughton Lane, Salford, M7 1UE  
9 Burford Drive, Manchester, M16 8FJ  
19 Kays Gardens, Salford, M3 6BW  
11 Millgate Lane, Didsbury, Manchester, M20 2SW  
69 Canning Road, Highbury, London, N5 2JR  
7 Pollen Road, Altrincham, WA14 4HA  
53 Lostock Junction Lane, Lostock, Bolton, BL6 4JN

20 Highfield Road, Manchester, M19 3JX  
94 Kenmore Road, Manchester, M45 8FS  
Hollybank House, Lees Road, Mossley, Ashton-Under-Lyne, OL5 0PL  
4 The Spindles, Mossley, OL5 9SA  
6 Broomville Avenue, Sale, M33 3DD  
302 Cheetham Hill Road, Dukinfield, SK16 5JZ  
Flat 626, The Met, 40 Hilton Street, Manchester, M1 2BL  
4 The Spindles, Mossley, OL5 9SA  
24 Brixton Avenue, Manchester, M20 1JF  
16 Whiteside Close, Weaste, Salford, M50 1WH  
8 Godbert Avenue, Manchester, M21 7JA  
26 Park Street, Swinton, Salford, M27 4UR  
57 Silver Street, Bury, BL0 9EN  
11 Urban Avenue, Altrincham, WA15 8HS  
Flat 405, 63 Bloom Street, Manchester, M1 3LR  
34 Queen Street, St. Just, Penzance, TR19 7JW  
11 Hetley Road, London, W12 8BA  
Flat 501, 1 Rice Street, Manchester, M3 4JL  
Flat 2, 13 Clarendon Road, Manchester, M16 8LB  
32 Cloister Road, Stockport, SK4 3AE  
367 Manchester Road, Warrington, WA1 3LS  
100 Buckingham Road, Stockport, SK4 4RB  
2 The Chequers, Hale, Altrincham, WA15 8ZL  
Flat 29, Westcott Court, Lower Moss Lane, Manchester, M15 4HS  
19 Banks Lane, Stockport, SK1 4JT  
72 Maitland Avenue, Manchester, M21 7WH  
12 Laurel Road, Hampton Hill, Middlesex, TW12 1JH  
26 Rydal Close, Bury, BL9 9LL  
Flat 703, The Grand, 1 Aytoun Street, Manchester, M1 3DB  
65 Oxford Road, Altrincham, WA14 2ED  
4 Badby Close, Manchester, M4 7EY  
28 Greenhill Road, Timperley, Altrincham, WA15 7BG  
52 Meltham Avenue, Manchester, M20 1EF  
11 South Road, Altrincham, WA14 2JZ  
95 Newport Road, Manchester, M21 9NW  
26 Kensington Court, Bury New Road, Salford, M7 4WU  
2 Blenheim Close, Bowdon, Altrincham, WA14 2RU  
13 Croft Road, Sale, M33 2TZ  
425 Stockport Road, Timperley, Altrincham, WA15 7XR  
Flat 14, The Tobacco Factory Phase 2, 2 Naples Street, Manchester, M4 4DH  
Flat 20, 2 Poland Street, Manchester, M4 6BR  
Flat 403, Sylvia, 104 Dalton Street, Manchester, M40 7ED  
Apartment 709, Lincoln Gate, 39 Red Bank, Manchester, M4 4AD  
The Schoolhouse, 15 Ashton Road East, Failsworth, Manchester, M35 9PN  
Flay A, 65 Bartholomew Road, London, NW5 2AH  
9 Blyborough Close, Salford, M6 7DD  
The Lexicon, 10 - 12 Mount Street, Manchester, M2 5NT  
28 Ashfield Lodge, 229 Palatine Road, Manchester, M20 2UD  
69 Longford Road, Manchester, M21 9WP  
66 Kenilworth Road, Sale, M33 5DB

136 Higher Lomax Lane, Heywood, OL10 4SJ  
4 Rook Street, Manchester, M15 5PS  
11 Mornington Road, Sale, M33 2DA  
Moor Farm, 99 Moor Lane, Stockport, SK7 1PL  
25, Haddon Street, Stretford, M32 0JR  
2 Regents Court 303 Hale Road, Hale Barns, Cheshire, WA15 8SW  
70 Sandown Road, Hazel Grove, Stockport, SK7 4RT  
24 Evans Street, Salford, M3 7GE  
17 Knollys Road, London, SW16 2JJ  
34 Renolds House, Everard Street, Salford, M5 4UB  
8 Deane Avenue, Altrincham, WA15 7QD  
36 Cranbourne Road, Old Trafford, Manchester, M16 9PZ  
7 Melland Avenue, Manchester, M21 7HZ  
6 Kingsland Road, Cheadle Heath, SK3 0NB  
3 Milton Avenue, Salford, M5 5HG  
Flat 11, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD  
Flat 7, Lancaster House, 80 Princess Street, Manchester, M1 6NF  
Flat 509, The Box Works, 4 Worsley Street, Hulme, Manchester, M15 4NU  
33 Mayfield Road, Manchester, M16 8FU  
6 Woodlands Road, Fallowfield, Manchester, M16 8WR  
Apartment 9, Administration Building, 6 New Bridge Street, Manchester, M3 1NL  
6 Fay Avenue, Manchester, M9 7BT  
20 Alexandra Terrace, Grane Road, Haslingden, BB4 5EB  
177 Darley Avenue, Manchester, M21 7JG  
Flat 2, 138 Withington Road, Manchester, M16 8FB  
7 Brunswick Road, Manchester, M20 4GA  
Flat 1, 72 - 74 Manchester Road, Chorlton, Manchester, M21 9PQ  
1 Hart Road, Manchester, M14 7LD  
332 Mosley Common Road, Manchester, M28 1DA  
38 Caldervale Avenue, Manchester, M21 7PD  
58 Cromwell Avenue, Manchester, M16 0BG  
2 Rookery, Cambs, CB21 4EU  
16 Birch Grove, Manchester, M14 5JY  
28 St. John Street, Pendlebury, Manchester, M27 8XE  
38 Holford Avenue, Manchester, M14 7BT  
47 Overlea Drive, Manchester, M19 1QY  
6 Sunny Bank Avenue, Bradford, BD3 7DH  
64 Grange Road, Manchester, M21 9WX  
Yew Tree Road, Manchester, M14 7PP  
1 Dorwood Avenue, Manchester, M9 0RS  
188 Oswald Road, Manchester, M21 9GW  
10 Hereford Drive, Prestwich, Manchester, M25 0JA  
60 Filey Road, Manchester, M14 6GQ  
8 Marlborough Road, Sale, M33 3AF  
4 Chandos Road, Manchester, M21 0ST  
12 Martin Close, Denton, Manchester, M34 3BG  
2 Priory Close, Sale, M33 2AD  
3 Days Court, Crudwell, SN16 9HG  
260 Leigh Road, Westhoughton, BL5 2JZ  
20 Emery Avenue, Manchester, M21 7LF

29 Fairholme Road, Manchester, M20 4WT  
4 Abbotside Close, Manchester, M16 7RP  
4 Rosina Street, Manchester, M11 1HX  
68 Higher Darcy Street, Bolton, BL2 1NQ  
26 Kingsley Street, Elton, Bury, BL8 2RF  
5 Old Station Way, Addingham, LS29 OLP  
14 Rothbury Close, Bury, BL8 2TT  
121 College Road, Manchester, M16 0AA  
47 Porchfield Square, Manchester, M3 4FG  
5 Regent Drive, Lostock, Bolton, BL6 4DH  
8 Beech Road, Stockport, SK2 6JH  
1 Russell Court, 157 Upper Chorlton Road, Manchester, M16 7SN  
Flat 310, The Grand, 1 Aytoun Street, Manchester, M1 3DA  
17 Westcott Avenue, Manchester, M20 1EU  
134 Sandy Lane, Chorlton, Manchester, M21 8TZ  
68 Parsonage Road, Manchester, M20 4WR  
65 Manchester Road, Clifton, Manchester, M27 8WZ  
7 Emlea Gardens, Ince, Wigan, WN2 2JZ  
Flat 5, 120 Heaton Moor Road, Stockport, SK4 4JY  
Flat 18, Parsonage Court, Palatine Road, Manchester, M20 4BL  
49 Cooper Lane, Manchester, M9 6QQ  
Flat 1, The Foundry, 2A Lower Chatham Street, Manchester, M1 5TF  
118 Wheler Street, Manchester, M11 1DR  
Abbots Barn, Abberton, Pershore, WR10 2NR  
33 Porchfield Square, Manchester, M3 4FG  
2 Barcicroft Walk, Manchester, M19 1SJ  
Flat 2, 2 Cavendish Road, Manchester, M20 1JG  
42 Baxter Road, Sale, Manchester, M33 3AL  
Flat 44, Velvet House, 60 Sackville Street, Manchester, M1 3WE  
25 Oatlands Road, Manchester, M22 1AH  
24 Beech Street, Swinton, Salford, M27 5AH  
17 Malvern Close, Prestwich, Manchester, M25 1PH  
11 Green Walk, Manchester, M16 9RE  
Flat 5, 86A Great Bridgewater Street, Manchester, M1 5JG  
40 Thorncliffe Grove, Manchester, M19 3LS  
53 The Vibe, Salford, M7 1UD  
Apartment 57, Worsley Mill, 10 Blantyre Street, Manchester, M15 4LG  
72 New Barns Avenue, Manchester, M21 7DG  
305 Lord Lane, Failsworth, Manchester, M35 0PQ  
16 Limefield Terrace, Manchester, M19 2EP  
55 Keppel Road, Manchester, M21 0BP  
1 Sidbury Road, Manchester, M21 8XN  
6 Ryde Avenue, Stockport, SK4 4ES  
Flat 1, 34 Whitechapel Street, Manchester, M20 6TX  
Flat 23, 3 Dale Street, Manchester, M1 1BA  
64 Albert Road, Whitefield, Manchester, M45 8AF  
Flat 24 Northleigh House, 248 Seymour Grove, Manchester, M16 0DY  
6 Ashbank, 9 Half Edge Lane, Eccles, M30 9GJ  
Apartment M C 505, Royal Mills, 16 Jersey Street, Manchester, M4 6JA  
Flat 34, Mm2, Pickford Street, Manchester, M4 5BS

39 Hewlett Road, Manchester, M21 9WB  
42 Louisa Street, Manchester, M11 1AN  
4 Westwood Road, Stretford, Manchester, M32 9HX  
82 Parkville Road, Manchester, M20 4TZ  
12 Richmond Road, Stockport, SK4 3BZ  
2 Collingwood Road, Manchester, M19 2AW  
5 Devonshire Place, Manchester, M45 3FF  
73 - 83 Liverpool Road, Manchester, M3 4AQ  
7 Flemish Road, Denton, Manchester, M34 7RX  
Flat 36, 1 Jersey Street, Manchester, M4 6JA  
Apartment 89, Rishworth Palace, Rishworth Mill Lane, Rishworth, Sowerby Bridge, HX6 4RZ  
2 Beech Grove, Manchester, M14 6UY  
Flat 11, Waterloo Court, Lapwing Lane, Manchester, M20 2NT  
54 Ruskin Grove, Stockport, SK6 1DW  
22 Second Avenue, Manchester, M11 4LX  
93 Chelsfield Grove, Manchester, M21 7BD  
5 Buckfast Close, Manchester, M21 0RY  
111 Chapel Lane, Manchester, M9 8EJ  
75 Manor Road, Manchester, M19 3EU  
17 Disley Avenue, Manchester, M20 1JU  
Flat 92, 2 Advent Way, Manchester, M4 7LL  
8 Ivygreen Road, Manchester, M21 9ET  
372 Claremont Road, Manchester, M14 7WB  
22 Stonepail Close, Gatley, Cheadle, SK8 4HX  
9 Stoneheads Rise, Whaley Bridge, SK23 7RU  
6 High Lane, Manchester, M21 9DF  
1 Alderdale Close, Heaton Moor, Stockport, SK4 4AT  
Flat 144, 2 Munday Street, Manchester, M4 7BD  
2 Cotterdale Close, Manchester, M16 8EG  
2 Hasper Avenue, Manchester, M20 1AX  
Flat 25, City Heights, 1 Samuel Ogden Street, Manchester, M1 7AX  
4 Egerton Street, Prestwich, Manchester, M25 1FS  
47 Dumber Lane, Sale, M33 5GU  
12 sente du viaduc, La Frette-sur-Seine, 95530  
15 Heywood Road, Prestwich, Manchester, M25 1FB  
30 St Vincent Crescent, Flat 12, Glasgow, G3 8LQ  
11 Hartley Hall Gardens, Gowan Road, Manchester, M16 8LP  
9 Fairlie Drive, Altrincham, WA15 6EL  
29 Fenton Street, Bury, BL8 1LU  
73 Ivygreen Road, Manchester, M21 9FJ  
15 Flintshire Gardens, St. Helens, WA10 3XJ  
205 Oswald Road, Manchester, M21 9GN  
9 Abbotsford Road, Manchester, M21 0RJ  
7 Langfield Avenue, Manchester, M16 8LH  
14 Longton Road, Salford, M6 7QW  
Flat 3210, Beetham Tower, 301 Deansgate, Manchester, M3 4LU  
Apartment 340, 2 Left Bank, Manchester, M3 3AD  
7 Gladwyn Avenue, Manchester, M20 2XN  
39 Bamford Road, Manchester, M20 2QP

504 Spectrum Apartments Block 9, Blackfriars Road, Salford, M3 7DZ  
1 Haughton Hall Road, Denton, Manchester, M34 6DU  
21 Newport Road, Manchester, M21 9WL  
7 Sylvandale Avenue, Manchester, M19 2FB  
44 Marland Crescent, Stockport, SK5 6UA  
Apartment 4, 49 Every Street, Manchester, M4 7DN  
65A Lower Market Street, Hyde, Cheshire, SK14 6AA  
Apartment 507, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
93 Moor Lane, Wilmslow, SK9 6BR  
Flat 14 Worsley View, Manchester, M27 5SF  
7 Hammett Road, Manchester, M21 9HY  
307 Brantingham Road, Manchester, M21 0GU  
80 Grosvenor Road, Urmston, Manchester, M41 5AQ  
8 Austin Grove, Manchester, M19 2BH  
44 Chapel Street, Macclesfield, SK11 8BJ  
47 Sycamore Road, Bury, BL8 3EG  
295 Abbey Hey Lane, Manchester, M18 8RH  
5 Edenhall Avenue, Manchester, M19 2BG  
7 Drayton Street, Manchester, M15 5LL  
19 Old York Street, Manchester, M15 5TE  
9 Silverdale Road, Manchester, M21 0SH  
Flat 203, 2 Munday Street, Manchester, M4 7BG  
65 Oxford Road, Altrincham, WA14 2ED  
18 Manor Street, Ramsbottom, BL0 9ER  
28 Greenside Drive, Lostock Green, Northwich, CW9 7SR  
Flat 319, Jefferson Place, 1 Fernie Street, Manchester, M4 4AZ  
Flat B10 6, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH  
Flat 13, Cotton Mill, 7 Samuel Ogden Street, Manchester, M1 7AX  
19 Hampton Road, Manchester, M21 9LA  
63 Goulden Road, Manchester, M20 4YF  
34 Astor Road, Manchester, M19 2LX  
31 Mallom Avenue, Euxton, Chorley, PR7 6PU  
242 Munster Road, London, SW6 6BA  
27 Malham Drive, Whitefield, Manchester, M45 8SD  
11 Anerley Road, Manchester, M20 2DJ  
14 Heaton Close, Heaton Moor, Stockport, SK4 4DQ  
Flat 43, Lockes Yard, 4 Great Marlborough Street, Manchester, M1 5AL  
15 Edgbaston Drive, Firwood, Manchester, M16 0HG  
2 Hill Crescent, Manchester, M9 8EX  
2 Pearn Road, Manchester, M19 1DS  
102 Upper Lloyd Street, Manchester, M14 4JB  
Flat 24, Warwick House, Central Avenue, Manchester, M19 2FF  
Flat 509, 25 Church Street, Manchester, M4 1PE  
13 Crossbridge Road, Godley, Hyde, SK14 2SU  
26 Eclipse Close, Rochdale, OL16 2YU  
21 Whalley Grove, Manchester, M16 8DN  
73, Park Road, Sale, M33 6JA  
12A Grosvenor House Mews, Holland Road, Manchester, M8 4WL  
2 Jordan Street, Manchester, M15 4PY  
131 Fartown, Leeds, LS28 8NH



3 Provis Road, Manchester, M21 9EN  
11A Andrew Street, Mossley, OL5 0DN  
44 Sidney Grove, Newcastle Upon Tyne, NE4 5PD  
9 Nursery Close, Glossop, SK13 8PQ  
Flat 2, 2A The Waterfront, Manchester, M11 4BX  
38 Church Road, Heaton Norris, Stockport, SK4 1LJ  
67 Parkside Road, Manchester, M14 7JX  
7 Upton Avenue, Heaton Mersey, Stockport, SK4 3PL  
4-63- 7-242 Higashi-Nogawa, Komae-Shi, Tokyo, Japan, 201-0002  
Flat 13, Hulme Court, Linby Street, Manchester, M15 5AR  
64 Bridgewater Street, Salford, M3 7AS  
164d Ormskirk Road, Upholland, Wigan, WN8 0AB  
34 Broomfields, Denton, Manchester, M34 3TH  
40 Byrom Street, Altrincham, WA14 2EN  
118a St Julian's Farm Road, London, SE27 0RR  
Flat 21, 43 Chippenham Road, Manchester, M4 6BY  
7 Waller Avenue, Manchester, M14 6EB  
55 Barlow Moor Road, Manchester, M20 6TP  
Flat 132, Eastside Valley, 1 Isaac Way, Manchester, M4 7EE  
10 Outwood Road, Radcliffe, Manchester, M26 1AQ  
7 Granville Street, Monton, M30 9PX  
18 Cavendish Court, Holden Road, Salford, M7 4LW  
6 Empress Drive, Heaton Chapel, Stockport, SK4 2RW  
Apartment 3, 41 Northenden Road, Sale, M33 2DL  
63 Hereford Road, Eccles, Manchester, M30 9BX  
98 Cyprus Street, Stretford, Manchester, M32 8BE  
4 Longlevens Road, Manchester, M22 1BA  
91 Meech Street, Manchester, M11 2JJ  
32 Britannia Road, Huddersfield, HD3 4QF  
Flat 4 Napier Court, 81 Heaton Moore Road, Stockport, SK4 4LB  
9 Alder Road, Failsworth, Manchester, M35 0GH  
9 Fernbank Court, Gee Cross, Hyde, SK14 5GA  
Redruth Street, Manchester, M14 7PX  
11 Cross Road, Manchester, M21 9DH  
168 Lowndes Lane, Stockport, SK2 6DB  
8 Northurst Drive, Manchester, M8 4LS  
2D Gillbrook Road, Manchester, M20 6WH  
Office 2, 8A Loom Street, Manchester, M4 6AN  
4 Clos-y-cwm, Penygroes, Llanelli, SA14 7RG  
49 Claude Road, Manchester, M21 8BZ  
8 Bakersfield Place, Sale, M33 2UB  
81 Burnside Drive, Manchester, M19 2NA  
7 Sunnyside Avenue, Marford, Wrexham, LL12 8TE  
4 Rozel Square, Manchester, M3 4FQ  
8 Linksway Close, Stockport, SK4 4AR  
Flat 97, 75 Whitworth Street, Manchester, M1 6HB  
Apartment OS 404, Royal Mills, 2 Cotton Street, Manchester, M4 5BW  
15 Clearwater Drive, Manchester, M20 2ED  
4 Fownhope Road, Sale, M33 4RF  
11 Ribblehead Court, Stoneclough, Manchester, M26 1QR

The Old Vicarage, 14 Walker Lane, Hyde, SK14 5PL  
181 St Mary's Road, Manchester, M40 0BN  
1 Totnes Road, Manchester, M21 8XF  
75 Hanover Street, Stalybridge, SK15 1LP  
5 Reservoir Street, Salford, Manchester, M6 5WB  
26 Granby House, 61 Granby Row, Manchester, M1 7AR  
42 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ  
74 Milwain Road, Manchester, M19 2PR  
32 Claude Road, Manchester, M21 8BY  
Fairhaven, Paddock Lane, Kettleshulme, Cheshire  
28 Lea Road, Heaton Moor, Stockport, SK4 4JU  
301 Brantingham Road, Manchester, M21 0GU  
7 Melrose Avenue, Manchester, M20 6SS  
18 Beatrice Road, Worsley, Manchester, M28 2TN  
7 Leicester Avenue, Higher Broughton, Salford, M7 4HA  
260 Fairfield Road, Droylsden, Manchester, M43 6AN  
109 Lily Hill Street, Whitefield, M45 7RB  
10 Neptune Close, Salford, M7 1AX  
118 Egerton Road South, Manchester, M21 0XJ  
9 Hornby Road, Stretford, Manchester, M32 0RQ  
16 Florin Lane, Salford, M6 5TF  
13 Wilford Avenue, Sale, M33 3TH  
Flat 11, The Tobacco Factory Phase 2, 2 Naples Street, Manchester, M4 4DH  
4a Chapel Court, Altrincham, WA14 2QX  
Flat 26 , New Bank Tower, Salford, M3 7JZ  
29 Oldham Road, Delph, Oldham, OL3 5EB  
4 Deanbank Avenue, Manchester, M19 2EZ  
12 Laneside Drive, Bramhall, Stockport, SK7 3AR  
17 Alfred Street, Monton, Manchester, M30 9QF  
17E Lawngreen Avenue, Manchester, M21 8FH  
13 Larmuth Avenue, Manchester, M21 7LN  
192 College Road, Manchester, M16 0AA  
77 Wembley Road, Manchester, M18 7PX  
16 Turf Pit Lane, Oldham, OL4 2NE  
27 Buckingham Grove, Timperley, WA14 5AH  
1 Barway Road, Manchester, M21 9JZ  
26 Cuthbert Road, Cheadle, SK8 2DT  
90 Oswald Road, Manchester, M21 9GB  
21 Hollins Lane, Manchester, SK6 5BD  
12 Birch Grove, Manchester, M14 5JY  
2 Rarewood House, Chisworth, Glossop, SK13 5DL  
65 Porchfield Square, Manchester, M3 4FG  
79 Penrhyn Crescent, Hazel Grove, Stockport, SK7 5ND  
19 Norbury Avenue, Salford, M6 7EG  
1 Thelwall Close, Altrincham, WA15 8JB  
Holly Cottage, 5 Castle Street, Bury, BL9 5NG  
65 Thorn Court, Salford, M6 5EL  
76 Cromwell Avenue, Manchester, M16 0BG  
7 Charlotte Street, Stockport, SK1 2QN  
36 Polefield Road, Prestwich, Manchester, M25 2GN

16 Whiteside Close, Salford, M50 1WH  
58 Lower Lane, Chinley, SK23 6BD  
49 Parsonage Road, Manchester, M20 4NG  
11 Norman Road, Manchester, M14 5LF  
39 Redhouse Lane, Bredbury, Stockport, SK6 1BX  
2 Merlewood Avenue, Manchester, M19 2RS  
Apartment 201, Asia House, 82 Princess Street, Manchester, M1 6BD  
25A Prestwich Park Road South, Prestwich, Manchester, M25 9PF  
21 Little Peter Street, Manchester, M15 4PS  
128 Nell Lane, Manchester, M21 7DA  
31 Brooklawn Drive, Manchester, M25 2GS  
Flat 172, Didsbury Gate, 16 Highmarsh Crescent, Manchester, M20 2AL  
39 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE  
77 Hornbeam Road, Manchester, M19 3EN  
68 Valley Drive, Ilkley, LS29 8PA  
55 Lees Road, Mossley, Ashton under Lyne, OL5 0PG  
Flat 11, 2 Poland Street, Manchester, M4 6BR  
1 Cartwright Road, Manchester, M21 9EY  
15 Berkley Avenue, Manchester, M19 2ED  
1A Grasmere Road, Sale, M33 3QU  
8 South Meade, Manchester, M21 8EB  
21 Range Road, Manchester, M16 8FS  
12 Kingston Drive, Sale, M33 2FS  
13 Orlando Road, Leicester, LE2 1WN  
23 Hogarth Road, Stockport, SK6 5BP  
Newlands House, Cheadle, SK8 2BD  
9 Langdale Avenue, Manchester, M19 3NT  
20 The Spinney, Cuddington, Northwich, CW8 2UH  
86 Woodsend Road, Flixton, Manchester, M41 8GX  
157 Chapeltown Road, Bromley Cross, Bolton, BL7 9AJ  
Apartment 12A, Steele House, Manchester, M5 4UU  
54 Victoria Road, Salford, M6 8EY  
26 Wheaters Street, Salford, M7 1AW  
Flat 30, 4 Chapeltown Street, Manchester, M1 2BH  
22 Stonepail Close, Cheadle, SK8 4HX  
5 Linden Road, Manchester, M20 2QJ  
11 Mallow Drive, Salford, M7 1RA  
80, Vancouver Quay, Salford, M50 3TX  
46 Cherington Close, Manchester, M23 0FE  
2 Poynton Street, Manchester, M15 6PN  
25 Wool Road, Dobcross, Oldham, OL3 5NS  
Flat 127, 75 Whitworth Street, Manchester, M1 6HB  
17 Hampton Road, Manchester, M21 9LA  
84 Marlborough Drive, Failsworth, Manchester, M35 0LY  
28 Woodlawn Court, Manchester, M16 9RH  
Flat 1, China House, 14 Harter Street, Manchester, M1 6HP  
Flat 40, 31 Lakeside Rise, Manchester, M9 8QF  
31 Midfield Court, Salford, M7 4DQ  
54 Westwood Crescent, Eccles, Salford, M30 8DZ  
1134 East 53rd Ave, Vancouver, V5X 1J 8

114 Main Street, Burton Joyce, Nottingham, NG14 5EP  
138 St Marys Road, Glossop, Derbyshire  
2 Brixham Drive, Sale, M33 5HN  
12 Danesmoor Road, Manchester, M20 3JS  
21 Priory Road, Sale, Manchester, M33 2BS  
56 Chepstow House, 16 Chepstow Street, Manchester, M1 5JF  
5 Byron Road, Stretford, Manchester, M32 0TZ  
4 Limley Grove, Manchester, M21 8UB  
13 Grange Avenue, Heaton Chapel, Stockport, SK4 5HF  
35 Broad Oak Lane, Didsbury, Manchester, M20 5QB  
12 Cherrywood, Chadderton, Oldham, OL9 9TX  
12 Cherrywood, Chadderton, Oldham, OL9 9TX  
9 Abbotsford Road, Manchester, M21 0RJ  
47 Carmarthen Close, Callands, Warrington, WA5 9UT  
Flat 48, 23 Church Street, Manchester, M4 1PY  
20 Len Cox Walk, Manchester, M4 5LA  
95 Urban Road, Sale, M33 7TS  
?, ?, Manchester, ?  
30 Milverton Road, Manchester, M14 5PJ  
268 Wellington Road South, Stockport, SK2 6ND  
5 Sheep Gate Drive, Tottington, Bury, BL8 3JZ  
83 Dalston Drive, Manchester, M20 5LQ  
27 Beech Road, Manchester, M21 8BX  
40 Forest Croft, Forest Hill, SE23 3UN  
97 Milford Drive, Manchester, M19 2RY  
Highgate, Bettws Cedewain, Newtown, SY16 3LF  
Flat 1, 2 New Street, Manchester, M30 0TR  
169 Hughes Street, Halliwell, Bolton, BL1 3EZ  
107 Rocky Lane, Eccles, Manchester, M30 9LZ  
26 Park Range, Manchester, M14 5HQ  
99 Randale Drive, Unsworth, Bury, BL9 8NE  
Kleinengersdorfer Hauptstrasse 27a, Klein Engersdorf, A-2102  
7 James Brindley Basin, Manchester, M1 2NL  
15 Fieldhead Avenue, Rochdale, OL11 5JU  
1 Cundiff Road, Manchester, M21 8FS  
1 Heathmoor Avenue, Lowton, WA3 1HP  
Manchester Road, Middleton, M24 4PN  
37 Chandos Road South, Manchester, M21 0TH  
7 Chequers Road, Manchester, M21 9DX  
Flat 9 Good Hope Mill, Cross Street, Ashton Under Lyne, OL6 7SB  
6 Coachway, Prestbury, SK10 4JH  
47 Whiteclover Square, Lymm, WA13 0QH  
42 Heathbank Road, Cheadle Hulme, Cheadle, SK8 6HG  
63 Rozel Square, Manchester, M3 4FQ  
23A Porchfield Square, Manchester, M3 4FG  
42 Grange Road, Sale, M33 6RY  
1 May Grove, Manchester, M19 2QG  
Flat 54, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR  
60 Romney Street, Salford, M6 6DR  
Flat 20, 91 Liverpool Road, Manchester, M3 4JN

52 Primrose Lane, Glossop, SK13 6LW  
Flat 56 Briar Hill Court, Briar Hill Way, Salford, M6 5LL  
10 Wall Street, Salford, Manchester, M6 5NL  
401 Wilmslow Road, Manchester, M20 4NB  
391 Bradford Road, Manchester, M40 7BW  
21 Lostock Avenue, Manchester, M19 3QJ  
35 Ingersley Road, Bollington, SK10 5RE  
Horsefair Lodge, Main Road, Drax, YO8 8NT  
149 Cavendish Road, Manchester, M20 1LS  
105 Newark Road, Lincoln, LN5 8NQ  
2 Larkfield Close, Greenmount, BL8 4QJ  
10 Greave, Stockport, SK6 4PU  
22 St Hildas Road, Manchester, M16 9PQ  
43 Chatburn Road, Manchester, M21 0XP  
Langdale House, Atherton Hall, Old Hall Mill Lane, Manchester  
43 Kielder Square, Eccles New Road, Salford, M5 4UL  
8 Mayfair Road, Manchester, M22 9XL  
19 Windsor Road, Levenshulme, Manchester, M19 2FA  
3 Bowker Street, Ramsbottom, Bury, BL0 0QQ  
61 Whitelow Road, Manchester, M21 9HG  
Flat 713, 37 Potato Wharf, Manchester, M3 4BD  
9 Baysdale Gardens, Shildon, DI42lx  
205 Oswald Road, Manchester, M21 9GN  
25 Corkland Road, Manchester, M21 8UP  
394 Chester Road, Woodford, Stockport, SK7 1QG  
8 Greenbank Street, Rossendale, BB4 7PD  
24 Allanson Road, Manchester, M22 4HL  
1 Calverley Avenue, Manchester, M19 2JR  
95 Cavendish Road, Manchester, M20 1LS  
Flat 13, 131 Palatine Road, Manchester, M20 3YA  
56 Carrondade Court, Eden Grove, London, N7 8EP  
37 Clover Drive, Pickmere, Knutsford, WA16 0WF  
Flat 6, Portland House, 103A Portland Street, Manchester, M1 6DF  
87 Victoria Avenue East, Manchester, M9 6HE  
The Apple Building, 270 Oldham Road, Manchester, M40 7NS  
45 Greenwood Terrace, Salford, M5 3GH  
132 Two Trees Lane, Denton, M34 7GL  
City Tower, Piccadilly Plaza, Manchester, M1 4BT  
History Department, University Of Manchester, Oxford Road, Manchester, M13 9PL  
14 Tootal Grove, Weaste, Salford, M6 8DN  
371A Stretford Road, Manchester, M15 4AW  
15 Avonlea Drive, Manchester, M19 1AH  
Oakfield Chapel Lane, Partington, M31 4EZ  
85 St Lawrence Road, Denton, M34 6PB  
46 Cotton Hill, Manchester, M20 4XR  
59 Caistor Close, Manchester, M16 8NW  
Flat 19, Albany Court, Redcar Avenue, Manchester, M20 3DY  
29 Urban Road, Manchester, M33 7TG  
16 Woolfenden Way, Rochdale, OL12 9SS  
7 Yew Tree Avenue, Moss Side, Manchester, M14 7JP

11 Douglas Street, Salford, M7 2EE  
53 Kingswood Road, Manchester, M14 6RZ  
23 Patch Croft Road, Manchester, M22 5JG  
Flat 5, 60A Oldham Street, Manchester, M4 1LE  
4 High Bank Avenue, Stalybridge, SK15 2SW  
49 Greenwood Terrace, Ordsall, Salford, M5 3GH  
Williamson Building, Oxford Road, Manchester, M13 9PL  
3 Cote Green Lane, Marple Bridge, Stockport, SK6 5DZ  
13 Firethorn Avenue, Manchester, M19 1FP  
8 Cambridge Terrace, Stalybridge, SK15 3JG  
7 Ennerdale Drive, Sale, M33 5NF  
1 Alderdale Close, Heaton Moor, Stockport, SK4 4AT  
168 Sylvan Avenue, Timperley, Altrincham, WA15 6AH  
2 Tenby Avenue, Manchester, M20 3DU  
3 Bevill Square, Salford, Salford, M3 6BB  
37 whimberry close, Salford, M5 3wl  
Flat 4, 99 Oldham Street, Manchester, M4 1BA  
Flat 403, The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD  
25a Prestwich Park Road South, Prestwich, M25 9PF  
6 Ranworth Closs, Bolton, BL1 7RL  
74 Navigation Road, Altrincham, WA14 1NF  
35 Grange Road, Bracknell, RG12 2HY  
67 Hillingdon Road, Manchester, M32 8PH  
240 NV Buildings, 100 The Quays, Salford, M50 3BE  
331 Dickenson Road, Manchester, M13 0NR  
7 Fonthill Grove, Sale, M33 4FR  
24 Cartwright Road, Manchester, M21 9EY  
68 Daisy Bank Road, Manchester, M14 5QP  
Flat 40, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ  
35 Portland Crescent, Manchester, M13 0BU  
26 Powell Street, Old Trafford, Manchester, M16 7QR  
5 Harris Avenue, Denton, Manchester, M34 2PP  
10 Waterhead Close, Ambleside, LA22 0AT  
2 Alice Gardens, Crag Y Don, Llandudno, LL30 1UF  
Flat 3, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DD  
1 Reedmace Close, Worsley, Manchester, M28 7FX  
22 Willowmead Way, Norden, Rochdale, OL12 7PX  
278 Manor Avenue, Sale, M33 4NB  
21 Rathmore Crescent, Southport, PR9 8PN  
Flat 342, 3 Stillwater Drive, Manchester, M11 4TE  
40 Bury Avenue, Manchester, M16 0AT  
Apartment 605, Masson Place, 1 Hornbeam Way, Manchester, M4 4AQ  
20 Heydale Road, Liverpool, L18 5JQ  
3 Wrigley Fold, Manchester, M24 5XA  
30 Cyprus Street, Stretford, M32 8AX  
64 Cromwell Road, Stretford, M32 8QJ  
19 Winster Grove, Stockport, SK2 6DY  
587 Parris Wood Road, Manchester, M20 5QS  
41 Malcom Avenue, Swinton, Manchester, M27 8HF  
10 Parrfield Road, Manchester, M28 2JH

1 Cottage Grove, Wilmslow, SK9 6ND  
18 Jessop Drive, Marple, Stockport, SK6 6QB  
Apartment RM 310, Royal Mills, 2 Cotton Street, Manchester, M4 5BZ  
Moston Cottage, Stockport Road, Lydgate, OL4 4JL  
159 Moor Lane, Wilmslow, SK9 6BY  
Victoria Hall, 281 Upper Brook Street, Manchester, M13 0FZ  
35 Beechwood, Tabley Road, Knutsford, WA16 0PQ  
Apartment 5 Oaklawn, 35 Macclesfield Road, Wilmslow, SK9 2AF  
Flat 23, The Danube, 36 City Road East, Manchester, M15 4TH  
1 Browmere Drive, Manchester, M20 2QG  
2B Oswald Road, Manchester, M21 9LH  
Hope Mill, 113 Pollard Street, Manchester, M4 7JB  
64 North Road, Audenshaw, Manchester, M34 5RH  
24 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF  
6 Hollin Well Close, Middleton, Manchester, M24 5NH  
1C Derby Road, Stockport, SK4 4NE  
6 Burnage Range, Manchester, M19 2HQ  
108 Albert Mill, 10 Hulme Hall Road, Manchester, M15 4LY  
74 Cromwell Avenue, Manchester, M16 0BG  
12 Thurlwood Avenue, Manchester, M20 1DQ  
37 Lawson Street, Manchester, M9 8DD  
Flat 30, 384 Chester Road, Manchester, M16 9YD  
1 Arundel Close, Wirral, CH61 8TB  
Flat 164, 153 Great Ancoats Street, Manchester, M4 6DN  
120 Chestnut Drive, Sale, M33 4HL  
Apartment 34, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED  
2 Greengate Lane, Prestwich, Manchester, M25 3HW  
48 Whalley Road, Ramsbottom, Bury, BL0 0DE  
5A Porchfield Square, Manchester, M3 4FG  
16 Joseph Street, Radcliffe, M26 1JX  
5 Cross Road, Manchester, M21 9DH  
44 Sale Road, Manchester, M23 0DE  
208 Meltham Road, Big Valley, Huddersfield, HD4 7BE  
Flat J, Stoneleigh, 22 Wilbraham Road, Manchester, M14 6JU  
14 Ferndown Avenue, Chadderton, Oldham, OL9 9UR  
8A Wardle Road, Sale, M33 3BX  
18 Fox St, Stockport, SK3 9EL  
5 Gorse Brow, Broadbottom, Cheshire, SK14 6EB  
8 Norbreck Avenue, Cheadle, Stockport, SK8 2ET  
39 Maywood Avenue, Manchester, M20 5GR  
1 Wansbeck Close, Stretford, Manchester, M32 8QU  
Flat 24, Angel Meadows, 23 Naples Street, Manchester, M4 4HA  
25 Helston Drive, Royton, Oldham, OL2 6JS  
2 Moorgate Cottages, Carrbrook, Stalybridge, SK153NT  
8 Torkington road, Gatley, Cheadle, SK8 4PR  
Flat 34, Langdale Court, Smedley Lane, Manchester, M8 8XB  
423 Lower Broughton Road, Salford, M7 2EZ  
11 Vienna Road, Stockport, SK3 9QH  
11 Norman Road, Manchester, M14 5LF  
29 Hargood Road, Blackheath, London, SE3 8HR

Flat 3, 40 Stanley Road, Manchester, M16 8HS  
Penthouse, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
Flat 86, 382 Deansgate, Manchester, M3 4LA  
115 Thornton Road, Manchester, M14 7NT  
25 Heath Crescent, Cale Green, Stockport, SK2 6JN  
Flat 3 Park Gate, 10 Bradgate Road, Altrincham, WA14 4QJ  
Flat 5, Shirley Court, Sale, M33 3DQ  
Flat 203, 2 Munday Street, Manchester, M4 7BG  
7 Winterton Road, Reddish, Stockport, SK5 6SX  
2 Kents Cottage, Preston, PR3 6ST  
127 Barlow Road, Manchester, M19 3FF  
3 Brian Place, Leeds, LS15 7PW  
94 Northleigh Road, Manchester, M16 0EQ  
184 Woodhouse Lane East, Timperley, Altrincham, WA156AR  
Flat 58, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW  
7 Matlock Avenue, Manchester, M20 1JS  
Apartment 41, 1A Groby Road, Altrincham, WA14 1RS  
13 Victoria Road, Sale, M33 3HY  
110 Caldervale Avenue, Manchester, M21 7PZ  
18 Dawlish Road, Manchester, M21 8XR  
8 Rozel Square, Manchester, M3 4FQ  
8 Lester Street, Stretford, Manchester, M32 8BS  
16 Linden Park, Manchester, M19 2PW  
15 Charles Street, Salford, M6 7DU  
Flat 205, Whitworth, 39 Potato Wharf, Manchester, M3 4BH  
14 Moore Street, Wigan, WN1 3XX  
4 Alexandra Road, Stockton Heath, WA4 2UT  
Flat 44, Block A, 12 Pollard Street, Manchester, M4 7AJ  
Flat 7, Hudson Building, 29 - 37 Great Ancoats Street, Manchester, M4 5AE  
Flat 408, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY  
1 Stokoe Avenue, Altrincham, WA14 4LF  
593 Mauldeth Road West, Manchester, M21 7SH  
37 Dudley Road, Sale, M33 7BD  
25 Sandiway Road, Altrincham, WA14 1HU  
Flat A9 4, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE  
49 Redwing Avenue, Manchester, M21 7JS  
33 Whitechapel Street, Manchester, M20 6UB  
19 Ingleholme Road,, Mossley Hill,, South Liverpool, L19 3PT  
Mellwood House, Nateby Road, Kirkby Stephen, Ca184jn  
75 London Road, Nantwich, CW5 6LN  
3 Stanhope Street, Manchester, M19 3WQ  
3 Broad Acre, Rochdale, OL12 7RP  
83 Manor Park Road, Glossop, SK13 7SH  
Studio 212, AWOL Studios Ltd,, 2nd Floor, Hope Mill, 113 Pollard Street,  
Manchester, M4 7jA  
62 Grange Road, Manchester, M21 9WX  
32 Dartmouth Road, Manchester, M21 8XJ  
12 Hancock Street, Manchester, M32 8WH  
32 Heaton Road, Manchester, M20 4PU  
33 Warde Street, Manchester, M15 5TG



Flat 6, Deepdale Court, Northwold Drive, Manchester, M9 7HX  
180 Burton Road, Manchester, M20 1LH  
34 Southend Avenue, Manchester, M15 4HE  
92A Hall Street, Stockport, SK1 4DE  
50 Bridge Street, Manchester, M3 3BW  
46 Peveril Crescent, Manchester, M21 9WS  
14 The Ashleys, 10 Napier Road, Stockport, SK4 4HG  
56 Ashley Road, Altrincham, WA14 2LY  
Flat 28, 43 Chippenham Road, Manchester, M4 6BY  
90 Jackson Crescent, Manchester, M15 5AA  
31 Barlow Road, Manchester, M19 3DB  
37 Chandos Road South, Manchester, M21 0TH  
16 Birch Grove, Manchester, M14 5JY  
50 Claude Road, Manchester, M21 8UN  
5 Ancroft Street, Manchester, M15 5JW  
128 Stamford Street, Manchester, M16 9LR  
24 Birch Grove, Manchester, M14 5JY  
251 Cromwell Lane, Kenilworth, CV8 1PN  
Flat 129, City South, 39 City Road East, Manchester, M15 4QE  
11 Patten Street, Manchester, M20 3HD  
8 Beechwood Grove, Manchester, M9 4ND  
Flat 19, 1 Tariff Street, Manchester, M1 2FF  
23 Fylde Road, Lytham St Annes, FY8 4BB  
11A, Walden Crecent, Hazel Grove, SK7 5AN  
17 High Street, Droylsden, Manchester, M43 7AF  
52 Lower Hey Lane, Mossley, OL5 9DE  
237 Church Road, Manchester, M41 6EP  
24 East Moor, Worsley, Manchester, M28 1YU  
33 Gravel Lane, Wilmslow, SK9 6LQ  
61 Grange Road, Manchester, M21 9NX  
36 Highmead Street, Manchester, M18 8PJ  
East Barn, Broad Lane, Warrington, WA4 3ET  
37 Alness Road, Manchester, M16 8HL  
631 Mauldeth Road West, Manchester, M21 7SA  
143 Warde Street, Manchester, M15 5TF  
13 Leah Gardens, Kersal Close, Prestwich, M25 9SL  
17 Beech Hurst Close, Manchester, M16 8EP  
635 Wilmslow Road, Manchester, M20 6DF  
44B Lancaster Road, Salford, M6 8AW  
54 The Drive, High Barnet, EN5 4JQ  
92 Moss Lane, Sale, M33 5BT  
Flat C7 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF  
67 Langdale Avenue, Manchester, M19 3WS  
25 Bradshaw Avenue, Manchester, M20 3FF  
8 Bamford Grove, Manchester, M20 2FF  
Flat 1, 207 - 209 Burton Road, Manchester, M20 2LZ  
27 Hall Drive, Middleton, M24 1NE  
Apartment 3, 2A Sopwith Drive, Manchester, M14 7EU  
Apt 20 Delaney building, Salford, M5 4sr  
6 Shap Drive, Walkden, Manchester, M28 7EP

14 Egerton Road North, Heaton Chapel, Stockport, SK4 4QS  
25 Snowdon Road, Eccles, Salford, M30 9AS  
5 Moon Grove, Manchester, M14 5HE  
Flat A8 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE  
8 Vesper Place, Leeds, LS5 3JR  
220 Church Lane, Stockport, SK7 1PQ  
18 Ladywell Point, Pilgrims Way, Salford, M50 1AU  
3 Whalley Avenue, Levenshulme, Manchester, M19 3FD  
44 Nell Lane, Manchester, M21 7SN  
23 Colwick Avenue, Altrincham, WA14 1LQ  
7 Norman Road, Manchester, M14 5LF  
8 Buttress Street, Manchester, M18 8EG  
9 Hilldale Avenue, Manchester, M9 6PQ  
18 Silverdale Road, Manchester, M21 0SH  
34 Beresford Crescent, Reddish, Stockport, SK5 6NU  
49 Morse Road, Manchester, M40 2SZ  
Flat 19, The Gallery, 31 Range Road, Manchester, M16 8FS  
40 Derby Road, Manchester, M14 6US  
28 Stanley Street, Prestwich, Manchester, M25 1EG  
13 Crow Wood Road, Lowton, Wigan, WA3 2EJ  
103 Lily Hill Street, Whitefield, Manchester, M45 7RB  
52, Salford, M3  
16 York Avenue, Manchester, M16 0AR  
19 Mayville Drive, Manchester, M20 3RB  
26 Troutbeck Avenue, Manchester, M4 7JG  
3 Tallarn Close, Manchester, M20 4PJ  
17 Tennyson Road, Cheadle, Stockport, SK8 2AR  
12 Cherrywood, Chadderton, OL9 9TX  
53 Copse Wood Way, Northwood, HA62TZ  
10 Freemantle Street, STOCKPORT, SK3 9LF  
1A Mabfield Road, Manchester, M14 6LP  
10 Hewart Close, Manchester, M40 8WA  
163 Ermin Park, Gloucester, GL3 4DR  
175 New Barns Avenue, Manchester, M21 7DG  
6 Kennedy Road, Salford, M5 5FT  
Fairlie, Heyes Lane, Timperley, WA15 6EH  
21 Ewan Street, Manchester, M18 8NS  
Emery Avenue, Manchester, M21 7LE  
15 Corry Street, Heywood, OL10 1QA  
22 St Hildas Road, Old Trafford, Manchester, M16 9PQ  
7 Midway, Cheadle Hulme, Cheadle, SK8 7PH  
Nuovo Apartments, 59 Great Ancoats Street, Manchester,  
Apartment 7, 231 Ashley Road, Hale, WA15 9SX  
23 Greening Road, Manchester, M19 3EQ  
34 Granby House, 61 Granby Row, Manchester, M1 7AR  
25 Lowthorpe Street, Manchester, M14 7WP  
1 Conway Drive, Bury, BL9 7PQ  
13D Stratheden Road, Blackheath, SE3 7TH  
7 Moorcroft Close, Fulwood, Sheffield, S10 4GU  
Legh View, Toft Road, Knutsford, WA16 9EE

51 New Barns Avenue, Manchester, M21 7DB  
8 Newport Drive, Shrewsbury, SY2 6HZ  
87 Delamere Road, Manchester, M19 3NZ  
Flat 9, One Jesmond Three Sixty, Archbold Terrace, Newcastle Upon Tyne, NE2  
1DQ  
2 Amersham Close, Manchester, M41 7WH  
1 Lime Avenue, Manchester, M41 5DB  
11 Norburn Road, Manchester, M13 0QQ  
35 Mildred Street, Salford, M7 2HG  
1 Cartwright Road, Manchester, M21 9EY  
79A Wellington Road, Old Moat, Manchester, M14 6BN  
29 Groves Avenue, Salford, M5 3LQ  
Apartment 5, Asia House, 82 Princess Street, Manchester, M1 6BD  
35 Alkington Green, Middleton, Manchester, M24 1ED  
29 Highbury Avenue, Flixton, Manchester, M41 8TZ  
Flat D Westacre House, 13 Langford Road, Stockport, SK4 5BR  
18 Holly Street, Manchester, M11 3BN  
14 Elswick Avenue, Manchester, M21 7NL  
22 Chatsworth Road, Salford, M30 9DY  
86 Stanley Road, Old Trafford, Manchester, M16 9DH  
31 Mornington Crescent, Manchester, M14 6DB  
14 Henrietta Street, Manchester, M16 9PT  
37 Culvercliff Walk, Manchester, M3 4FL  
84 Milwain Road, Manchester, M19 2PR  
23 Graysands Road, Hale, Altrincham, WA15 8SB  
Flat 9, 77 Thomas Street, Manchester, M4 1LQ  
Royal Mills, 16 Jersey Street, Manchester, M4 6JA  
22 Agnes Court, Wilmslow Road, Manchester, M14 6AJ  
1 Armit Road, Greenfield, Oldham, OL3 7LN  
17 Winckley Square, Preston, PR1 3JJ  
23 Old Moat Lane, Manchester, M20 3EE  
29 Vancouver Quay, Salford, M50 3TU  
24 Hope Street, Lancaster, LA1 3BQ  
5 Redwaters, Leigh, WN7 1JD  
Flat 404, 54 Hudson Court, Salford, M50 2UF  
42 Briarlands Avenue, Sale, Manchester, M33 4DB  
Flat 108, 12 Thomas Street, Manchester, M4 1DH  
18 St Brendan's Road, Manchester, M20 3GH  
Flat 2, 449 Barlow Moor Road, Manchester, M21 8AU  
2 Lindisfarne Close, Sale, M33 3RB  
9 Brundretts Road, Manchester, M21 9DA  
1 Wellington Road, Old Moat, Manchester, M14 6FA  
10 Drayford Close, Manchester, M23 0GF  
91 Merton Road, Prestwich, Manchester, M25 1PL  
16 Archery Square, Walmer, Deal, CT14 7HP  
60 Jackson's Edge Road, Disley, Stockport, SK12 2JR  
Chapel Lane, Wilmslow, SK9 5HZ  
8 Buttress Street, Manchester, M18 8EG  
Flat 24, Krupa Building, 19 Sharp Street, Manchester, M4 4BZ  
12 Tetbury Road, Manchester, M22 1GN

335B Wilbraham Road, Manchester, M16 8GL  
26 Oaker Avenue, Manchester, M20 2XH  
Apartment 601, The Linx Building, 25 Simpson Street, Manchester, M4 4AS  
26 Wheaters Street, Salford, M7 1AW  
48 Coronation Street, Salford, M5 3SA  
12 Brooks Road, Manchester, M16 9QR  
421 Spectrum, Salford, M3 7BY  
11 Whalley Avenue, Sale, M33 2BP  
Flat 7, 4 - 6 Union Street, Manchester, M4 1PS  
9 Brookfield Avenue, Manchester, M21 8TX  
17 Beaconsfield Terrace, Stalybridge, SK15 3PE  
13 Westholme Road, Manchester, M20 3QZ  
2 Burnham Drive, Manchester, M19 2JJ  
Flat G2, 52 Alness Road, Manchester, M16 8HW  
70 Newport Road, Manchester, M21 9NN  
22 Carlton Road, Bolton, BL1 5HU  
5 Spring Gardens, Low Fellside, Kendal, LA9 4PA  
Fifth Floor, 201 Deansgate, Manchester, M3 3SL  
30 Thornhill Road, Stockport, SK4 3HL  
16 Charter Road, Altrincham, WA15 9RL  
7 Maple Road, Manchester, M23 9RL  
1 Blenheim Way, Ashton under Lyne, OL6 9RB  
Flat 518, Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LL  
52 Hulme High Street, Manchester, M15 5JP  
13 Leighton Road, Manchester, M16 9WU  
58 Leicester Road, Manchester, M8 0RA  
25 Fox Hill Drive, Stalybridge, SK15 2RP  
41 Egerton Street, Prestwich, Manchester, M25 1FQ  
Flat 7, Rochdale House, Slate Wharf, Manchester, M15 4SX  
22 Bournville Grove, Manchester, M19 3HJ  
9 Moor Lane, Stockport, SK7 1PW  
15 Godlee Drive, Swinton, Manchester, M27 0JD  
127 College Road, Manchester, M16 0AA  
17 Derby Road, Urmston, Manchester, M41 0UF  
Brentwood, Stevens Street, Alderley Edge, SK9 7NL  
Flat 12, 65 High Lane, Manchester, M21 9EE  
81 Markland Hill Lane, Bolton, BL1 5NU  
72 Shaftesbury Drive, Hopwood, Heywood, OL10 2PS  
3 Stanhope Street, Manchester, M19 3WQ  
Brooklands, 34 Wilson Street, Bury, BL9 7EF  
252 Bradley Fold Road, Ainsworth, BL2 6QP  
Flat 65, Princess House, 144 Princess Street, Manchester, M1 7EP  
391 Manchester Road, Droylsden, M43 6QF  
Apartment 76, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER  
17 Hayfield Road, Salford, M6 8PZ  
47 The Parade, Epsom, KT18 5DU  
3 Birch Avenue, Macclesfield., SK10 3NU  
48 Frome Road, Bath, BA2 2QB  
73 Atwood Road, Manchester, M20 6TB  
Flat 14, 1 Jersey Street, Manchester, M4 6JA

Flat 301, 41 Old Birley Street, Manchester, M15 5RE  
Flat 109, 189 Water Street, Manchester, M3 4JE  
11 Stockton Road, Manchester, M21 9FB  
156 Abbey Hey Lane, Manchester, M18 8TH  
Flat 48, 4 Chapeltown Street, Manchester, M1 2BH  
5.26 Abito, Salford, M3 7ND  
136 Moorside Street, Droylsden, Manchester, M43 7HG  
2 Brigadier Close, Manchester, M20 3BX  
23 Sunny Hill, Sea Mills, Bristol, BS9 2NG  
Flat 78, St Georges Court, Angela Street, Manchester, M15 4HZ  
24 Lower Brooklands Parade, Manchester, M8 4JS  
2 Jordan Street, Manchester, M15 4PY  
15 Danforth Grove, Manchester, M19 2TD  
42 Royal Avenue, Heywood, OL10 2DG  
Apartment 408, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
237 Longfield Road, Bolton, BL3 3SY  
47 Lambton Road, Worsley, Salford, M28 2SU  
25 Parksway, Manchester, M9 0QJ  
47 Brook Avenue, Manchester, M19 3DQ  
Moston Cottage, Stockport Road, Lydgate, OL4 4JL  
33 Grey Friar Court, Bridgewater Street, Salford, M3 7LB  
5 Meadfoot Avenue, Prestwich, Manchester, M25 0AR  
16 Langdale Avenue, Manchester, M19 3NT  
Flat 208, Former St Georges Church, Arundel Street, Manchester, M15 4JZ  
4 Bottesford Avenue, Manchester, M20 2LF  
2 Mauldeth Road, Heaton Mersey, Stockport, SK4 3NW  
40 Cashmere Road, Stockport, SK3 9RP  
Apartment 21, 33 Little Peter Street, Manchester, M15 4QH  
57 elms road, heaton moor, stockport, SK4 4PT  
5 Ellen Wilkinson Crescent, Manchester, M12 4JU  
35 Erlington Avenue, Manchester, M16 0FN  
5 Melmerby Court, Eccles New Road, Salford, M5 4UG  
5 Rushton Street, Manchester, M20 6RP  
72 Lockett Gardens, Salford, M3 6BJ  
151 Fitzwarren Court, Salford, M6 5NF  
5 Hawkswick Drive, Manchester, M23 0FG  
14A Rowan Avenue, Manchester, M16 8AP  
25 Haddon Street, Stretford, Manchester, M32 0JR  
15 Private Lane, Halsingden, BB4 6LX  
35 Burnedge Lane, Oldham, OL4 4DZ  
38 Ringley Meadows, Manchester, M26 1ER  
3 Chiswick Road, Manchester, M20 6RZ  
40 Kensington Road, Manchester, M21 9AX  
17 Birch Polygon, Manchester, M14 5HX  
Onion Farm, Warburton Lane, WA13 9TW  
Journeys End, Werneth Low Road, Hyde, SK14 3AF  
7 Wyngate Road, Cheadle Hulme, SK8 6ER  
8 Westbourne Grove, Manchester, M33 6RD  
Flat 11, 2 Central Road, Manchester, M20 4ZD  
The Cobbles, Atherton Street, Manchester, M60 9EA

130 The Fairway, Manchester, M40 3WT  
30 Chamber Road, Shaw, Oldham, OL2 7AR  
54 Nelstrop Road, Stockport, SK4 5LX  
56 Egerton Road South, Manchester, M21 0ZH  
53 Barton Road, Stretford, M32 9FA  
31 Malvern Road, Middleton, Manchester, M24 1QA  
1 Holly Vale Cottages, Marple Bridge, Stockport, SK6 5DH  
Flat 2, 22 Silverdale Road, Manchester, M21 0SH  
23 Vendale Avenue, Swinton, Manchester, M27 0AW  
39 Norwood Road, Manchester, M32 8PN  
16 Rowood Avenue, Manchester, M8 0RF  
3 Dundrennan Close, Poynton, SK12 1SQ  
24 Kingsfield Drive, Manchester, M20 6JA  
Flat 28, Naylor Court, Gunson Street, Manchester, M40 7WS  
64A Long Lane, Warrington, WA2 8PX  
186 Windy Hill Lane, Marske-by-the-Sea, Redcar, TS11 7DZ  
Flat 11, Jacksons Warehouse, 20 Tariff Street, Manchester, M1 2FJ  
4 William Jessop Court, Millbank Street, Manchester, M1 2NE  
278 Manor Avenue, Sale, M33 4NB  
Flat C19 2, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF  
Apartment 313, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN  
23 Hawthorn Avenue, Bury, BL8 1DU  
7 Lynwood Grove, Heaton Chapel, Stockport, SK4 5DP  
Longacre, Mill Road, Mattishall, NR20 3RL  
Thurlwood House, Bibby Street, Rode Heath, ST7 3RR  
101 Goldsworth Road, Woking, GU21 6LF  
7 Beaufort Street, Prestwich, Manchester, M25 1EX  
20 Northumberland Crescent, Old Trafford, Manchester, M16 9BE  
19 Mansfield Road, Urmston, Manchester, M41 6HF  
47 Bankhall Lane, Hale, Altrincham, WA15 0LF  
Flat 20 Sandimoss Court, Moss Lane, Sale, M33 6QE  
Flat 108, 12 Thomas Street, Manchester, M4 1DH  
41 Rosemary Road, Waterbeach, CB25 9NB  
Flat C13 3, Great Northern Tower, 1 Watson Street, Manchester, M3 4EF  
33 Waverley Road, Manchester, M33 7EY  
25 Alderley Close, Hazel Grove, Stockport, SK7 6BS  
18 The Green, Hatfield Peverel, Chelmsford, CM3 2JH  
Apartment OS 507, Royal Mills, 2 Cotton Street, Manchester, M4 5BW  
50 Crescent Park, Heaton Norris, Stockport, SK4 2HT  
56 Cassandra Court, Salford, M5 4TW  
126 School Lane, Manchester, M20 6LB  
Flat 16, 5 Bournemouth Road, Peckham, SE15 4BJ  
25 Oakfield Road, Davenport, Stockport, SK3 8SG  
166 Moss Lane, Altrincham, WA15 8AU  
12 Brooks Road, Manchester, M16 9QR  
Flat 10, Meadow View, 21 Naples Street, Manchester, M4 4BJ  
Pioneer House, Station Road, Bamford, s33 0bn  
Manchester School Of Architecture, Manchester Metropolitan University, Chatham  
Building, Manchester, M15 6BR  
34 Blair Close, Sale, M33 4LQ

17 Burton Road, Manchester, M20 3GD  
27 South Drive, Manchester, M21 8DZ  
27 Boscombe Street, Stockport, SK5 6QS  
26 Newton Road, Billinge, WN5 7LA  
506 Barnfield House, Salford Approach, Salford, M3 7BX  
13 Fairhaven Avenue, Manchester, M21 8TW  
2, Burford Crescent, Wilmslow, SK9 6BN  
36 Lindsay Avenue, Manchester, M19 2AG  
36 Barlow Road, Broadheath, WA14 5HG  
16 Barns Place, Hale Barns, WA15 0HP  
2 Sylvandale Avenue, Manchester, M19 2FB  
62 Belmont Street, Stockport, SK4 1QW  
15 Private Lane, Haslingden, BB4 6LX  
Flat 1, Brazil House, 2 Brazil Street, Manchester, M1 3PW  
Flat 318, 73 - 83 Liverpool Road, Manchester, M3 4AQ  
43 Store Street, Manchester, M1 2WA  
Flat 101, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
66 Kenilworth Road, Sale, M33 5DB  
4 Kenyon Lane, Warrington, WA3 1LJ  
19 Birch Lea Close, Bury, BL9 9RZ  
45 Prestwick Road, Ayr, KA8 8LF  
20 Blanchard Street, Manchester, M15 5PN  
80, Ainsworth Road, Bury, BL8 2RS  
12 Vienna Road East, Edgeley, Stockport, SK3 9QP  
10 Gloucester Avenue, Manchester, M19 3WT  
4 Calluna Mews, Palatine Road, Manchester, M20 3BF  
23 Zetland Road, Manchester, M21 8TJ  
33 Broseley Road, Manchester, M16 0FZ  
219 Burton Road, Manchester, M20 2NA  
109 Carrington Lane, Ashton-on-Mersey, Sale, M33 5NJ  
13 Cromwell Grove, Manchester, M19 3QD  
Apartment 79, Tempus Tower, 9 Mirabel Street, Manchester, M3 1NN  
69 Henshaw Street, Stretford, Manchester, M32 8BU  
93 Horton Road, Manchester, M14 7QD  
Flat 260, 2 Munday Street, Manchester, M4 7BG  
14 HAZEL AVENUE, MANCHESTER, M16 8DY  
Apt A 8 2, 1 Watson Street, Manchester, M3 4EE  
14 Woodbank Terrace, Mossley, Ashton-under-Lyne, OL5 0SP  
125 Empress Court, Chester Road, Manchester, M15 4EJ  
29 The Boulevard, Manchester, M20 2EU  
95 Burton Road, Manchester, M20 1HZ  
28 Sandleigh Avenue, Manchester, M20 3LW  
5 Haddon Road, Manchester, M28 2GP  
6 Clothorn Road, Manchester, M20 6BQ  
5 Newstead Avenue, Manchester, M20 4UQ  
8 Mellalieu Street, Middleton, M24 5DN  
67 Henshall Hall, Congleton, CW12 3TY  
71 Laburnum Street, Salford, Manchester, M6 5LZ  
18 Sevenacres, Delph, Oldham, OL3 5HU  
5, Heightington Place, Areley Kings, Stourport-on-Severn, DY13 0BE

1 Dearden Street, Manchester, M15 5LZ  
Flat 15, 32 Dudley Road, Manchester, M16 8DT  
54 Peveril Crescent, Manchester, M21 9WS  
12 Beech Range, Manchester, M19 2EU  
2 Rial Place, Manchester, M15 6RP  
7, Tan y Goppa Road, Abergele, LL22 7DP  
47 Pemberton Street, Manchester, M16 9JY  
41 Daisy Bank Road, Manchester, M14 5QW  
26 Dundonald Road, Manchester, M20 6RU  
Flat 27, Riverside Lodge, 208 Palatine Road, Manchester, M20 2WF  
Apt 239 Block 5 Spectrum, Blackfriars Road, Salford, M3 7BT  
14 Tootal Grove, Weaste, Salford, M6 8DN  
6 Sunny Bank Avenue, Thornbury, Bradford, BD3 7DH  
18 Waterside, Sale, M33 7LQ  
1 Hart Road, Manchester, M14 7LD  
29 Templemere, Weybridge, KT13 9PA  
4 Buttermere Lose, Stretford, M32 0BQ  
Flat 605, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AN  
7 Springwood Avenue, Pendlebury, M27 5EA  
26 Jeune Street, Oxford, OX4 1BN  
6 Warley Road, Firswood, Manchester, M16 0HZ  
Flat 405, 63 Bloom Street, Manchester, M1 3LR  
49 Dovedale Avenue, Prestwich, Manchester, M25 0BT  
59 Church Street, Marple, SK6 6BW  
41 Appleby Lodge, Wilmslow Road, Manchester, M14 6HQ  
18 Rozel Square, Manchester, M3 4FQ  
Flat 108, 50 Ellesmere Street, Manchester, M15 4JY  
22 Fairlands Road, Sale, Cheshire, M33 4AY  
5 Sharrow Walk, Manchester, M9 5UE  
2 Fairlands Road, Bury, BL9 6QA  
7 Belgravia Gardens, Manchester, M21 9JJ  
6 Crescent Avenue, The Hoe, Plymouth, PL1 3AN  
268 Wellington Rd South, Heaviley, Stockport, SK2 6ND  
8 Pine Grove, Royton, Oldham, OL2 6TL  
22 Primrose Avenue, Marple, Stockport, SK6 6ED  
8 Rosford Avenue, Manchester, M14 7BW  
Flat 2, 37 Royce Road, Manchester, M15 5BP  
4 Park Drive, Manchester, M16 0AH  
7 Brunswick Road, Manchester, M20 4GA  
257 Broadfield Road, Moss Side, Manchester, M14 7JT  
20 Oak Road, Manchester, M20 3DA  
Flat A, 6 Ballbrook Avenue, Manchester, M20 6AB  
2 Cliff Avenue, Salford, M7 2HN  
80 Mosley Street, Manchester, M2 3FX  
40 Lockett Gardens, Trinity, Salford, M3 6BJ  
Flat 217, 83 High Street, Manchester, M4 1BE  
24 Victoria Road, Sale, M33 3HY  
20 St Georges Road, Manchester, M14 6SZ  
66 Copeland Drive, Standish, Wigan, WN6 0XR  
70 Derby Court, Bury, BL9 6WG



Flat 9, 560 Wilbraham Road, Manchester, M21 9LB  
139 Edgeley Road, Stockport, SK3 9NG  
Marsh Cote, Wall End, Kirkby-in-Furness, LA17 7UJ  
147 Ten Acres Lane, Manchester, M40 2TU  
Flat 6, 4 West Pilton Green, Edinburgh, EH4 4HT  
10 Tideswell Road, Droylsden, Manchester, M43 6LE  
5 Kensington Road, Manchester, M21 9GH  
Flat 12, 93 Northmoor Road, Manchester, M12 5RT  
55 Alt Road, Formby, L37 6DB  
Apt 404, 101 Bradshawgate, Bolton, BL1 1QD  
26 Queen Street, Oldham, M35 0HA  
Flat 81, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EW  
8 Oak Avenue, Manchester, M21 8BB  
12 Kingston Drive, Sale, M33 2FS  
Flat 38, Didsbury Gate, 1 Houseman Crescent, Manchester, M20 2JA  
36 Longford Road, Manchester, M21 9SP  
100 Simister Lane, Prestwich, M25 2SB  
38 Torbay Road, Manchester, M21 8XD  
10 Little Lever Street, Manchester, M1 1HR  
Flat 3, 425 Wilmslow Road, Manchester, M20 4AF  
Flat 201, 17 Thomas Street, Manchester, M4 1EU  
5 Merchants Quay, Salford, M50 3XF  
17 Burton Road, Manchester, M20 3GD  
89 Bollington Road, Heaton Chapel, Stockport, SK4 5ES  
1 Crossfield Drive, Swinton, Manchester, M27 9TN  
13 Yeomanry Court, 90 Whalley Road, Manchester, M16 8AZ  
20 Torkington Road, Gatley, SK8 4PR  
7 Brighton Grove, Manchester, M14 5JG  
30 Knowsley Drive, Swinton, Manchester, M27 0FA  
30 Porlock Road, Urmston, Manchester, M41 6EH  
8 Rosey Bank, Buxworth, High Peak, SK23 7NR  
1a Grasmere Road, Sale, Cheshire, M33 3QU  
21 Porchfield Square, Manchester, M3 4FG  
17 Petersfield Drive, Manchester, M23 9PS  
85 Henderson Street, Manchester, M19 2QT  
68 Malthouse Green, Luton, LU2 8SW  
11 Hopcroft Close, Manchester, M9 0RX  
40 Abbotsbury Close, Manchester, M12 5EQ  
55 Foxbench Walk, Manchester, M21 7RE  
104 Gardner Road, Prestwich, Manchester, M25 3JE  
12 Alderley Road, Manchester, M41 5DW  
Apartment 611, Asia House, 82 Princess Street, Manchester, M1 6BE  
Apartment 43, 35 Chapeltown Street, Manchester, M1 2NN  
12 Fairbourne Road, Manchester, M19 3HU  
Flat 1, 86 Palatine Road, Manchester, M20 3JW  
6 Rollason Rd, Birmingham, B24 9BJ  
12 Bryn Road South, Ashton In Makerfield, Wigan, WN4 8QR  
Flat 17, Hannah Lodge, 148 Palatine Road, Manchester, M20 2QH  
4 Thorngrove Drive, Wilmslow, SK9 1DQ  
27 Birch Street, Guide Bridge, Ashton, OL7 0NX

169 Hughes Street, Bolton, BL1 3EZ  
46D Albionworks, Pollard Street, Manchester, M4 7AQ  
9 Brookburn Road, Manchester, M21 8FF  
55 Gorse Avenue, Manchester, M32 0TY  
Apartment 1132, 6 Left Bank, Manchester, M3 3AF  
93 Mottram Road, Broadbottom, Hyde, SK14 6BB  
8 Jack Brady Close, Manchester, M23 9JB  
57 Kingslea Road, Manchester, M20 4UB  
37 Hamilton Terrace, Otley, Leeds, LS21 1AN  
11 Francis Road, Irlam, M44 6AX  
2 The Verralls, Maybury Hill, Woking, GU22 8AX  
44 Albert Road, Stockport, SK4 4EG  
30 Oakwood Drive, Salford, M6 7NQ  
20 Hallrise Bramhope, Leeds, LS16 9JG  
114 Ullswater Road, Lancaster, LA13PX  
22 Crimsworth Avenue, Manchester, M16 9FB  
105 Withington Road, Manchester, M16 8EE  
Dunbeck, Sylvan Grove, Altrincham, WA14 4NU  
5 Ransfield Road, Manchester, M21 9GZ  
Flat 26, Whittles Croft, 42 Ducie Street, Manchester, M1 2DE  
flat 3, 19 carlton road, manchester, m67ew  
11 Camborne Street, Manchester, M14 7PH  
1 Cliff Gardens, Edwards Road, Halifax, HX2 7DE  
53 Porchfield Square, St Johns Gardens, Manchester, M3 4FG  
43 Hawthorn Road, Altrincham, WA15 9RQ  
549 Barlow Moor Road, Manchester, M21 8AN  
5 Carrill Grove, Manchester, M19 3AE  
57 Corkland Street, Ashton Under Lyne, OL6 6RZ  
127 Barlow Road, Manchester, M19 3FF  
Flat 29, 1 Pocklington Drive, Manchester, M23 1ED  
21 Hutton Lodge, 384 - 388 Wilmslow Road, Manchester, M20 3NA  
10 Ventnor Road, Stockport, SK4 4EJ  
3 Sheridan Way, Oldham, OL9 0UY  
1 Greengate Lane, Manchester, M25 3HW  
456 Parris Wood Road, Manchester, M20 5QQ  
Apartment 814, Barton Place, 3 Hornbeam Way, Manchester, M4 4AU  
Flat 6, Portland House, 103a Portland Street, Manchester, M1 6DF  
Unit 20 91-93 Liverpool Road, Castlefield, Manchester, M3 4JN  
Apartment 312, 6 Ludgate Hill, Manchester, M4 4BW  
64, Cromwell Road, Stretford, M32 8QJ  
1 Knoll Street, New Mills, High Peak, SK22 3DW  
10 Ashbury Place, Manchester, M40 8DX  
Flat 306, 3 Burton Place, Manchester, M15 4LR  
40 Stanley Road, Manchester, M16 8HS  
Lancaster House, 80 Princess Street, Manchester, M1 6NF  
423 Lower Broughton Road, Salford, M7 2EZ  
Flat 169, 2 Munday Street, Manchester, M4 7BD  
1 Wadlow Close, Salford, M3 6WD  
Middle Bottomley Farm, Bottomley Road, Todmorden, OL14 6QZ  
3 Egerton Road, Davenport, Stockport, SK3 8SR

41 Rookfield Avenue, Sale, M33 2BQ  
Flat 12, 11 Canalside Square, London, N1 7FN  
28 Greenhill Road, Timperley, Altrincham, WA15 7BG  
10 Simons Close, Sale, M33 7RY  
12 Arthog Drive, Hale, Altrincham, WA15 0NB  
7 Lisson Grove, Hale, WA15 9AE  
20 Cheltenham Road, Stockport, SK3 0RR  
86 Craig Road, Stockport, SK4 2BG  
5 Hawthorn Street, Manchester, M18 8PT  
139 Oswald Road, Manchester, M21 9QL  
17 WOODFIELD ROAD, Broadheath, ALTRINCHAM, WA14 4ET  
18 Verden Court, Rose Creek Gardens, Great Sankey, WA5 3TW  
24, Tamworth Road,, Hertford,, SG13 7DN.  
1 Castle Hill, Woodacre Lane, Leeds, LS179BT  
1 Castle Hill, Woodacre Lane, Bardsey, LS17 9BT  
88 WOODFORD Road, Bramhall, Stockport, SK71PB  
3 The Riverside, Derwent Street, Salford, M5 4SU  
10 Bradshaw Avenue, Manchester, M20 3FF  
19 Aston Avenue, Manchester, M14 7HL  
33 Friars Road, Sale, Manchester, M33 7UU  
Flat 41, 23 Church Street, Manchester, M4 1PY  
Apartment 2, 1A Woodside Road, Manchester, M16 0BS  
20 Mayville Drive, Manchester, M20 3RB  
8 Debby Lane, Heaton Chapel, SK4 2QX  
77 Atwood Road, Manchester, M20 6TB  
16 Lyndhurst Close, Wilmslow, SK9 6DE  
14 Ranford Road, Manchester, M19 2GL  
12 Arthog Drive, Hale, Altrincham, WA15 0NB  
21 Commonwealth Avenue, Manchester, M11 3NN  
4 Sedburgh Close, Sale, M33 5SR  
13 Saltford Avenue, Manchester, M4 6EL  
37A Clyde Road, Manchester, M20 2JJ  
34 Melbourne Street, Stockport, SK5 6UQ  
48 Scholes Lane, Prestwich, M25 0AY  
53 Station Road, Marple, Cheshire, SK6 6AJ  
Flat 36, City South, 39 City Road East, Manchester, M15 4QA  
136 North Park Road, Bramhall, Stockport, SK7 3HS  
120 Bolton Road West, Ramsbottom, Bury, BL0 9PD  
21 Corkland Road, Manchester, M21 8UP  
9 Gordon Place, Manchester, M20 3LD  
4 Dean Bank Avenue, Manchester, M19 2EZ  
8 Blenheim Ave, Manchester, M16 8JT  
Journeys End, Werneth Low Road, Hyde, SK14 3AF  
11 Glen Avenue, Sale, M33 6JQ  
16 Haig Avenue, Moreton, Wirral, CH46 0PP  
6 Horton Road, Manchester, M14 7GB  
12 Lingfield Close, Bury, BL8 4PN  
19 Stockton Road, Manchester, M21 9FB  
Flat 6, City South, 39 City Road East, Manchester, M15 4QA  
Flat 6, Ashton House, Slate Wharf, Manchester, M15 4SX

54 The Drive, High Barnet, EN5 4JQ  
245 Chapel Point, Chapel Street, Manchester, M3 5EP  
51 Kenwood Road, Stretford, M32 8PS  
Flat 210, The Linx, 10 Naples Street, Manchester, M4 4AR  
25 Oatlands Road, Woodhouse Park, Manchester, M22 1AH  
5 Pennine View, Audenshaw, Manchester, M34 5BJ  
37 Chandos Road South, Chorlton, Manchester, M21 0TH  
Flat 105, Nuovo Apartments, 59 Great Ancoats Street, Manchester, M4 5AH  
Chorlton, Manchester, M21 8BY  
Apartment 110, Asia House, 82 Princess Street, Manchester, M1 6BD  
8 Whalley Avenue, Whalley Range, Manchester, M16 8AT  
29 Dundonald Road, Manchester, M20 6RU  
99 The Edge, Clowes Street, Salford, M3 5ND  
Flat 221, Smithfield Buildings, 44 Tib Street, Manchester, M4 1LA  
30 Burnsall Grove, Oldham, OL2 5RJ  
Flat 116, Century Buildings, 14 St Mary's Parsonage, Manchester, M3 2DE  
7 Norman Road, Rusholme, Manchester, M14 5LF  
Flat 1, 156 Palatine Road, Manchester, M20 2QH  
Apartment 4.3, The Design House, 108 High Street, Manchester, M4 1HT  
Newton House, 63 Newton Street, Manchester, M1 1ET  
103 Mill Lane, Stockport, SK5 6TP  
4 Burton Close Mews, Bakewell, DE45 1AG  
14 Smithills Croft Road, Bolton, BL1 6LN  
134 Upper Lloyd Street, Manchester, M14 4JE  
14 Blenheim Road, Cheadle Hulme, Cheadle, SK8 7AN  
2 Kingston Avenue, Manchester, M20 2SP  
12 Tranby Close, Manchester, M22 9ZB  
40 Well Terrace, Clitheroe, BB7 2AD  
69 Kielder Square, Eccles New Road, Salford, M5 4UN  
Apartment 4.3, The Design House, 108 High Street, Manchester, M4 1HT  
1 Cherry Tree Close, Elton, Chester, CH2 4NH  
8 Haddon Road, Manchester, M21 7QU  
Flat 82, The Sorting House, 83 Newton Street, Manchester, M1 1ER  
Albion Wharf, 19 Albion Street, Manchester, M1 5LN  
12 Lingfield Close, Bury, BL8 4PN  
308 Walton Road, West Molesey, KT8 2HY  
68 Parsonage Rd, Manchester, M20 4WR  
103 Hermitage Road, Hale, WA15 8BW  
52 Gorse Avenue, Stretford, Manchester, M32 0TY  
8 Gloucester Avenue, Whitefield, Manchester, M45 6BX  
20 Porchfield Square, Manchester, M3 4FG  
35 Culvercliff Walk, Manchester, M3 4FL  
Hastings Terrace, London, N15 3BE  
23 The Boulevard, Manchester, M20 2EU  
24 Kennedy Street, Manchester, M2 4BY  
5 Elizabeth Street, Prestwich, Manchester, M25 1FU  
15 Wythburn Street, Salford, M6 5LB  
Flat 1405, Cypress Place, 9 New Century Park, Manchester, M4 4EH  
5 South Meade, Timperley, Altrincham, WA15 6QL  
29 Buckingham Drive, Dukinfield, SK16 5BZ

Apartment 708, XQ7 Building, Taylorson Street South, Salford, M5 3FN  
52 Langdale Avenue, Manchester, M19 3WS  
Flat 707, The Birchin, 1 Joiner Street, Manchester, M4 1PH  
Flat 3, 33 Upper Bridge Road, Redhill, RH1 6DE  
16 Whitelow Road, Manchester, M21 9HQ  
1A Wickham Terrace, Middleton, Manchester, M24 6DZ  
71 Prince Edward Avenue, Oldham, OL4 3EF  
8 Charles Morris Close, Failsworth, Manchester, M35 9LZ  
Rectory Cottage, Slip Lane, Dover, CT15 7DA  
Flat 6, Ashleigh Apartments, 30 London Road, Hazel Grove, SK7 4AH  
21 Hereford Road, Shrewsbury, SY3 7QX  
4 Old Smithy Lane, Lymm, WA13 0NP  
14 Handel Mews, Sale, Sale, M33 3BA  
22 Headingley Drive, Manchester, M16 0JP  
17 Burton Road, Withington, Manchester, M20 3GD  
24 Provis Road, Manchester, M21 9EW  
23 Booth Avenue, Manchester, M14 6RB  
151 Frederick Street, Oldham, OL8 4DA  
30 Milverton Road, Manchester, M14 5PJ  
3 Vernon Street, Old Trafford, Manchester, M27 0EL  
63 Goulden Street, Manchester, M6 5PZ  
12 Saint John's Court, New Road, Radcliffe, M26 1NJ  
Flat 2, 1-3 Broad Road, Sale, M33 2AE  
68 Tatton Road South, Stockport, SK4 4LX  
20 St Brendan's Road, Manchester, M20 3GH  
Flat 23, The Tobacco Factory Phase 2, 2 Naples Street, Manchester, M4 4DH  
302 Cheetham Hill Road, Dukinfield, SK16 5JZ  
White Jade, Martinsclough, Lostock, BL6 4PF  
4, Gorse Avenue, Droylsden, M43 7JB  
1 Stonecroft Court, Parkfield Road South, Manchester, M20 6DA  
10 Ventnor Road, Stockport, SK4 4EJ  
Apartment 310, 5 Blantyre Street, Manchester, M15 4JS  
34 Greenhill Road, Manchester, M8 9LG  
69 Henshaw Street, Stretford, Manchester, M32 8BU  
16 Dawlish Road, Manchester, M21 8XR  
2 Hartswood Close, Denton, Manchester, M34 3RT  
37 Crystal House, Withington Road, Manchester, M16 8BA  
26 Park Road, Manchester, M30 9JJ  
Delph Lodge, Brandreth Park, Parbold, WN8 7AG  
43 Haslemere Road, Urmston, Manchester, M41 6HB  
39 Meteor Street, London, SW11 5NZ  
3 Rainsford House, London, SW2 1SH  
18 Ferndale Avenue, Stockport, SK2 7DW  
2 Selworth Avenue, Sale, M33 2FL  
6 Grasmere Avenue, Heaton Chapel, Stockport, SK4 5HU  
43 Pembroke Close, Manchester, M13 9DY  
Flat 401, Chorlton Mill, 3 Cambridge Street, Manchester, M1 5BZ  
Flat 1, Norvic House, 7 Hilton Street, Manchester, M4 1LP  
61 Balmoral Drive, Denton, M34 2JX  
25 Fox Hill Drive, Stalybridge, Sk15 2RP

Flat 9, 15 Piccadilly, Manchester, M1 1LT  
12 Cooke Street, Hazel Grove, Stockport, SK7 4EG  
55 Rozel Square, Manchester, M3 4FQ  
1A Railway Terrace, Manchester, M21 0RQ  
82 Norwood Road, Stretford, Manchester, M32 8PW  
12 Northen Grove, Manchester, M20 2WL  
2 Cartmel Grove, Hazelhurst, Manchester, M28 2SF  
30 Green Walk, Timperley, Altrincham, WA15 6JN  
24 Newport Road, Manchester, M21 9NN  
15 South Bank Road, Bury, BL9 0TG  
39 Whitfield Cross, Glossop, SK13 8NW  
8 Waldon Avenue, Cheadle, SK8 1NG  
15 Windermere Drive, Alderley Edge, SK9 7UP  
16 Newport Road, Manchester, M21 9NN  
149 Buckingham Road, Manchester, M21 0RG  
8 Buttress Street, Manchester, M18 8EG  
Flat 18, Westcott Court, Lower Moss Lane, Manchester, M15 4HS  
124 Nell Lane, Manchester, M21 7DA  
25 Wolseley Road, Sale, M33 7AT  
Chandler's Lodge, Cheddleton Park Avenue, Cheddleton, ST137NS  
Flat A4 5, Great Northern Tower, 1 Watson Street, Manchester, M3 4EE  
55 Lily Hill Street, Whitefield, Manchester, M45 7GZ  
109 Hollins Lane, Bury, BL9 8AB  
30 Vine Street, Salford, M7 3PG  
68 Old Lansdowne Road, Manchester, M20 2WX  
51 Roslyn Road, Davenport, Stockport, SK3 8LH  
49 Circular Road, Prestwich, Manchester, M25 9NR  
30 Claude Road, Manchester, M21 8BY  
89 Bowler Street, Manchester, M19 2UA  
103 Lily Hill Street, Whitefield, Manchester, M45 7RB  
Flat 3, Block E, 12 Pollard Street, Manchester, M4 7AU  
18 Manor Street, Ramsbottom, Bury, BL0 9ER  
4 Worthing Street, Manchester, M14 7PR  
25 Nicolas Road, Manchester, M21 9LG  
43 Mersey Road, Heaton Mersey, Stockport, SK4 3DJ  
5A Heathside Road, Manchester, M20 4XW  
33 Stanbrook Street, Manchester, M19 3JY  
Apartment 1106, 18 Left Bank, Manchester, M3 3AL  
11 Adria Road, Manchester, M20 6SQ  
19 The Homestead, Ashton Lane, Sale, M33 6NH  
Flat 17, Tiber Place, 29 Tib Street, Manchester, M4 1LX  
Flat 43, Velvet House, 60 Sackville Street, Manchester, M1 3WE  
Im Bergle 51, Winnenden, 71364  
160 St. Anns Road, Prestwich, Manchester, M25 9GJ  
46 Daylesford Crescent, Cheadle, SK8 1LH  
9 Brundretts Road, Manchester, M21 9DA  
19 Linden Avenue, Altrincham, WA15 8HA  
3 Avalon Drive, Newcastle Upon Tyne, NE15 7SZ  
10 Ashfield Road, Urmston, Manchester, M41 9AW  
Flat 127, 75 Whitworth Street, Manchester, M1 6HB

Penthouse, Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
807 Middleton Road, Chadderton, Oldham, OL9 9SP  
6 Brookfield Drive, Timperley, WA15 6QR  
115 Newport Road, Manchester, M21 9NW  
Apartment 206, Castlegate Apartments, 2 Chester Road, Manchester, M15 4QG  
13 Leighton Road, Old Trafford, Manchester, M16 9WU  
44 Ulleswater Road, London, N14 7BS  
36 Sandhurst Road, Manchester, M20 5LR  
19 Bucklow Avenue, Manchester, M14 7AR  
42 Grange Road, Manchester, M21 9NY  
15 Warwick Road, Hale, Altrincham, WA15 9NS  
81 Hall Villa Lane, Doncaster, DN5 0LG  
14 Arnfield Road, Manchester, M20 4AX  
87 Mulehouse Road, Crookes, Sheffield, S10 1TB  
5 Walsingham Avenue, Manchester, M20 2XG  
341 Mount Road, Manchester, M19 3HW  
19 Bankhall Road, Stockport, SK4 3JR  
13 Grange Avenue, Stockport, SK4 5HF  
6 Windmill Court, Newcastle Upon Tyne, NE2 4BA  
3721 Telegraph Rd., Cobble Hill, V0R 1L4  
145 Blackfriar Court, St Simon Street, Salford, M3 7FS  
Flat 7, 6 The Beeches, Manchester, M20 2BG  
30 Croasdale Avenue, Manchester, M14 6GU  
4 Nairn Avenue, Holmes Chapel, Crewe, CW4 7JL  
11 Glebelands Road, Sale, M33 6LZ  
22 Milton Avenue, Salford, M5 5HG  
211 Stockport Road, Timperley, Altrincham, WA15 7SW  
40 Park Road, Wigan, WN5 8HY  
14 Belgrave Road, Sale, M33 7UA  
Deneway, Castle Hill Rd, Bury, BL9 6UL  
Apartment 2, 35 Chapeltown Street, Manchester, M1 2NN  
18 Hartington Road, Manchester, M21 8UY  
10 Rozel Square, Manchester, M3 4FQ  
Flat 402, The Birchin, 1 Joiner Street, Manchester, M4 1PH  
3 Huxley Close, Bramhall, Stockport, SK7 2 PJ  
Flat 61, Lancaster House, 71 Whitworth Street, Manchester, M1 6LQ  
Flat 54, Brian Redhead Court, 123 Jackson Crescent, Manchester, M15 5RR  
14 Hamilton Close, Prestwich, Manchester, M25 9JS  
Flat 504, Garden House, 114 High Street, Manchester, M4 1HQ  
20 Kingsway, Swinton, Manchester, M27 4JX  
8 Rosford Avenue, Manchester, M14 7BW  
9 Ryecroft, Whitefield, M45 7HZ  
Flat B13 1, Great Northern Tower, 1 Watson Street, Manchester, M3 4EH  
411 Barlow Moor Road, Manchester, M21 7FZ  
14 Dalston Drive, Manchester, M20 5LG  
Apartment 111, Rossetti Place, 2 Lower Byrom Street, Manchester, M3 4AN  
6 Mount Street, Manchester, M2 5NS  
9 Enfield Close, Norden, Rochdale, OL115RT  
86 Stanley Road, Old Trafford, Manchester, M16 9DH  
32 Goulden Road, Manchester, M20 4ZF

20 Cedar Grove, Manchester, M14 6YF  
Flat 12, 11 Canalside Square, London, N1 7FN  
15 Henbury Street, Manchester, M14 7JE  
Flat 12, Mm2, Pickford Street, Manchester, M4 5BS  
24 Chassen Road, Flixton, Manchester, M41 5DH  
4 Calluna Mews Palatine Rd, Didsbury, MANCHESTER, M20 3BF  
36 Beveridge st, manchester, m14 7nn  
21 Rutland Avenue, Manchester, M16 0JF  
15 Denison Road, Manchester, M14 5PB  
c/o Landscape Projects, 31 Blackfriars Road, Salford, M3 7AQ  
176 Ainsworth Road, Radcliffe, M26 4ED  
64 Angora Drive, Manchester, M3 6AR  
Apartment 10, Vantage Quay, 3 Brewer Street, Manchester, M1 2ED  
4 Deanbank Avenue, Manchester, M19 2EZ  
Barn Lane, Manchester, WA3 3NS  
14 Alma Lane, Wilmslow, SK9 5EY  
Flat 58, Chepstow House, 16 - 20 Chepstow Street, Manchester, M1 5JF  
Flat 319, 73 - 83 Liverpool Road, Manchester, M3 4AQ  
157 Kingsbrook Road, Manchester, M16 8NR  
Flat 4, 17 Ancroft Street, Manchester, M15 5JW  
9 Britannia Avenue, Wavertree, Liverpool, L15 2JE  
Flat 157, 1 Kelso Place, Manchester, M15 4LE  
Flat 9, Westpoint, 3 - 9 Duke Street, Manchester, M3 4NF  
Flat 3, 384 Chester Road, Old Trafford, M16 9YD  
Flat 49, Bombay House, 59 Whitworth Street, Manchester, M1 3AB  
18 Thomas Telford Basin, Manchester, M1 2NH  
23 Beatrice Road, Worsley, Manchester, M28 2TW  
Beverley Clifton Morris Ltd., Second Floor, 1 Central Street, Manchester, M2 5WR  
16 Brundretts Road, Manchester, M21 9DB  
17 Tudbury Way, Sakford, M3 6TW  
10 Headlands Rd, Bramhall, Stockport, SK73AN  
4 Orchard Street, Otley, Leeds, LS21 1JU  
56 Hunmanby Avenue, Manchester, M15 5FE  
Flat 801, Lumiere Building, 38 City Road East, Manchester, M15 4QN  
482 Parris Wood Road, Manchester, M20 5QQ  
151 Cavendish Road, London, SW12 0BW  
256 Nuthurst Road, Manchester, M40 3PT  
Flat 6, 3 Dale Street, Manchester, M1 1BA  
55 Tottenham Drive, Manchester, M23 9WH  
20 Orchard Road East, Manchester, M22 4ER  
59 Alder St, Salford, M6 5WD  
Flat 402, The Birchin, 1 Joiner Street, Manchester, M4 1PH  
6 Arbroath Street, Manchester, M11 4PH  
4 Park Drive, Hyde, SK14 4JR  
2 Deeping Avenue, Manchester, M16 8GB  
17 Woodlawn Court, Manchester, M16 9RH  
14 Copeland Street, Hyde, SK14 4TD  
Flat 412, The Beaumont Building, 22 Mirabel Street, Manchester, M3 1DY  
23 Balgowan Road, Beckenham, BR3 4HJ  
Pooleys, Altarnun, Launceston, PL15 7SJ



22 Carr Bank Avenue, Ramsbottom, BL0 9DW  
24 Pine Grove, Prestwich, Manchester, M25 3DR  
55Heathfield Road, Bury, BL9 8HB  
68 Parsonage Road, Manchester, M20 4WR  
1 Holywood Street, Manchester, M14 4ES  
37 Whitelow Road, Manchester, M21 9HG  
99 Oswald Road, Manchester, M21 9GE  
6 Chapeltown Street, Manchester, M1 2BQ  
26 Main Street, Failsworth, Manchester, M35 9PD  
Apartment 6, Asia House, 82 Princess Street, Manchester, M1 6BD  
367 Manchester Road, Warrington, WA1 3LS  
7 Robinswood Court, Rusper Road, Horsham, RH12 4YS  
9 ATWOOD ROAD, Didsbury, MANCHESTER, M20 6TA  
34 Crescent Rd, Stockport, SK1 2QQ  
15 Regina Avenue, Stalybridge, SK15 1DN  
5 deeping ave, manchester, m16 8gb  
Hafryn, Minfordd Road, Llanddulas, Conwy, LL22 8EW  
Flat 3, Didsbury Lodge Hall, 827 Wilmslow Road, Manchester, M20 2SN  
300 Glebelands Road, Sale, M33 5QT  
22 Ballbrook Court, Wilmslow Road, Manchester, M20 3QW  
80 Humphrey Rd, Old Trafford, M16 9DF  
Apartment M C 203, Royal Mills, 16 Jersey Street, Manchester, M4 6JA  
120 Wargrave Road, Newton - Le - Willows, WA12 8JW  
294 Wellington Road North, Stockport, SK4 5BT  
90 Stockport Road, Manchester, M34 6AD  
26 The Drive, Bury, BL9 5DG  
50 Princess Street, Glossop, SK13 8DY  
2 Moorgate Cottages, Carrbrook, Stalybridge, SK15 3NT  
375 Claremont Road, Manchester, M14 7PA  
4 Chandos Road, Manchester, M21 0ST  
20 Kingsway, Pendlebury, Swinton, M27 4JX  
91 Grey Friar Court, Bridgewater Street, Manchester, M3 7LD  
38 Wellington St West, Salford, M7 2FH  
11 Virginia Close, Manchester, M23 9NG  
2 Kelso Place, Manchester, M15 4GQ  
15 Swan Court, Wirral, CH43 0RX  
9 Lundy Avenue, Manchester, M21 7JW  
24 Adswold Lane East, Stockport, SK2 6RE  
13 Betsham Street, Manchester, M15 5JN  
170 Cromwell Road, Eccles, Salford, M30 0RB  
30 Henshaw Street, Manchester, M32 8BT  
7 Booth Way, Tottington, Bury, BL8 3JL  
Apartment 21, Bridge House, 26 Ducie Street, Manchester, M1 2DQ  
22 Redland Crescent, Manchester, M21 8DL  
Flat 44, Velvet House, 60 Sackville Street, Manchester, M1 3WE  
9 Porchfield Square, Manchester, M3 4FG  
15 DEVONSHIRE ROAD, WALLASEY, EDGELEY, CH445US  
FLAT R4 21-28, Weston Hall, Sackville Street, Manchester, M1 3BB  
64 Moorfield Road, Salford, M6 7QD  
17 Heaviley Grove, Heaviley, Stockport, SK2 6Q

11 Ella Dene Park, Manchester, M21 8PZ  
24 St John Street, Manchester, M3 4DF  
43 Hawthorn Road, Altrincham, WA15 9RQ  
18 Piccadilly Lofts, 70 Dale Street, Manchester, M1 2PE  
30 Sherry Lane, Woodchurch, CH49 5LS  
12 The Tobacco Factory, 30 Ludgate Hill, Manchester, M4 4TF  
63 Belmont Road, Sale, Manchester, M33 6HY  
9 Stoneheads Rise, Whaley Bridge, SK23 7RU  
22 Alder Road, Manchester, M35 0QG  
15 Warwick Road, Hale, Altrincham, WA15 9NS  
12 Riva Road, Manchester, M19 1GP  
43 St Margarets Avenue, Manchester, M19 1EL  
230 Moseley Road, Fallowfield, M14 6PD  
43 Birches Lane, Northwich, CW9 7SN  
23 Culvercliff Walk, Manchester, M3 4FL  
22 Bury Avenue, Manchester, M16 0AT  
69 Hunmanby Avenue, Manchester, M15 5FF  
4 Glencross Avenue, Manchester, M21 9NF  
19 Old York Street, Manchester, M15 5TE  
32 Parkfield Road North, Manchester, M40 3TA  
3 Whitby Road, Manchester, M14 6QH  
55 Sevenoaks avenue, Stickport, Sk4 4au  
Flat 90, 15 Dyche Street, Manchester, M4 4DS  
Flat 2, Wakefield House, 9A New Wakefield Street, Manchester, M1 5NP  
Flat 9, 18 Cambridge Road, Southport, PR9 9NG  
Cherry Tree, Wilmslow Rd, SK104QT  
14, Banbury Drive, Altrincham, WA14 5BD  
Conservation architect, Wellington, 6011  
133A Cheadle Old Road, Stockport, SK3 9RH  
Chiltern Drive, Hale, Altrincham, WA15 9PN  
15 Derby road, Stockport, SK44NE  
11 Eastgrove Avenue, Bolton, BL1 7EZ  
Flat 11 Springwater, New North Street, London, WC1N 3PH  
6 James Brindley Basin, Manchester, M1 2NL  
22Harcourt Rd, Altrincham, Cheshire, WA14 1NR  
20 Dorac Avenue, Heald Green, Cheshire, sk8 3nz  
46 Chorlton Road, Manchester, M15 4AU  
6 Holly Street, Tottington, Bury, BL8 3EZ  
82 Stretford House, Chapel Lane, Manchester, M32 9AY  
107 Buckingham Road, Manchester, M21 0RG  
86 Stanley Road, Old Trafford, Manchester, M16 9DH  
28 Haywood Crescent, Windmill Hill, Runcorn, WA7  
52 Kensington Road, Manchester, M21 9NU  
16 Burstead Street, Manchester, M18 8ST  
16 Rutland Avenue, Manchester, M16 0JF  
5 Oaklands Road, Salford, M7 3PU  
71 Irlam Road, Flixton, Manchester, M41 6JU  
76 Cromwell Avenue, Manchester, M16 0BG  
8 Warley Road, Manchester, M16 0HZ  
259 Kings Road, Old Trafford, Manchester, M16 0JD

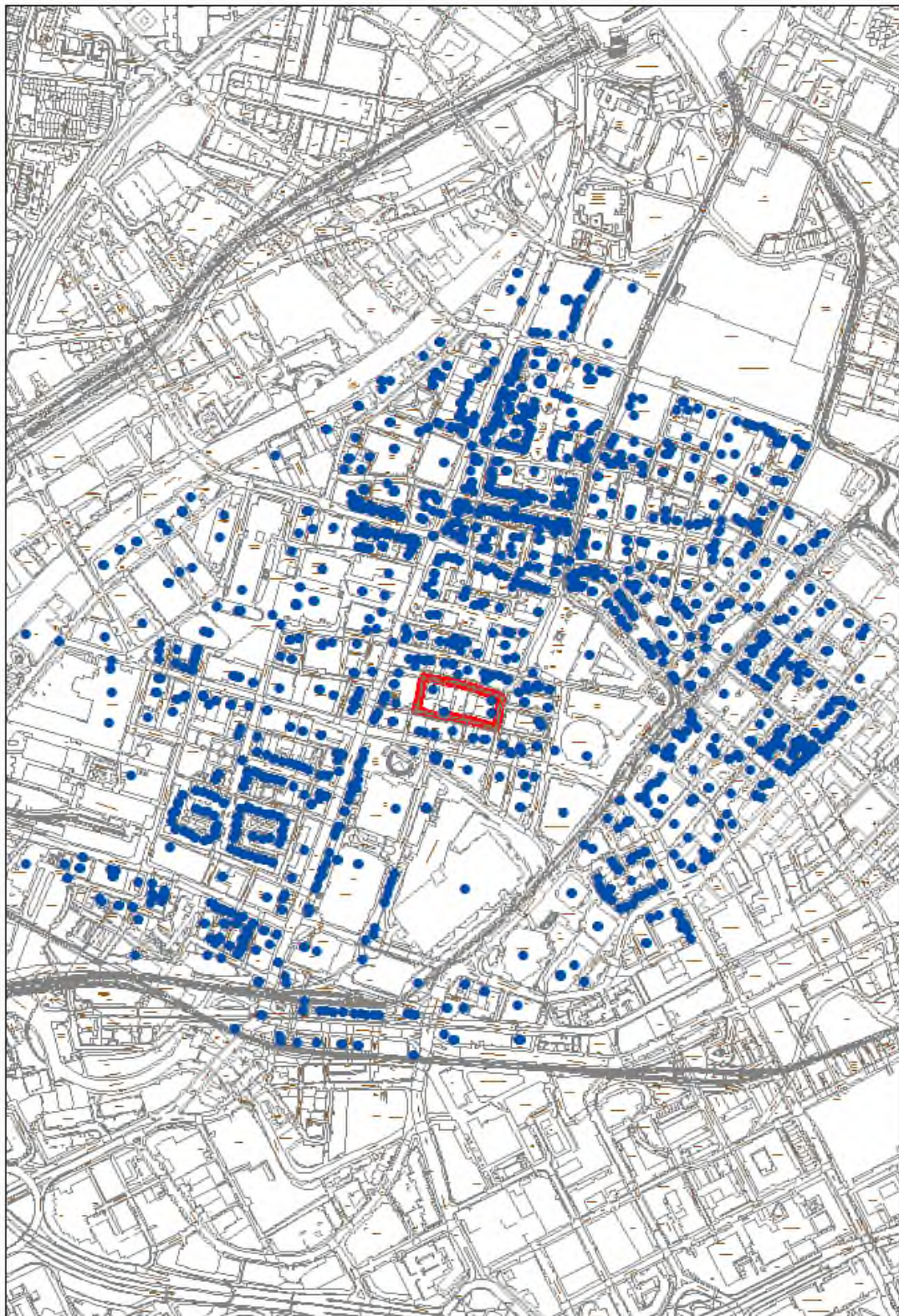
39 Powell Street, Manchester, M16 7QR  
41 Hillington Road, Sale, M33 6GQ  
12 Parris Wood Avenue, Manchester, M20 5ND  
Flat 311, 73 - 83 Liverpool Road, Manchester, M3 4AQ  
29 Albany Road, Manchester, M21 0BH  
24 Waverton Road, Manchester, M14 7EB  
6 Badger Road, West Timperley, Altrincham, WA14 5UZ  
Flat 404, 17 Thomas Street, Manchester, M4 1EU  
Flat 36, The Wentwood, 72 - 76 Newton Street, Manchester, M1 1EU  
20 Wilton Street, Manchester, M45 7EU  
6 Melbury Road, Cheadle Hulme, SK8 7PG  
40 Byron Street, Hale, WA14 2EN  
20 Emery Avenue, Manchester, M21 7LF  
2 Ash Lawns, Bolton, BL1 4PD  
1 Grosvenor Mount, Leeds, LS6 2DX  
Flat 3, Didsbury Lodge Hall, 827 Wilmslow Road, Manchester, M20 2SN  
45, Manor Road, Altrincham, WA15 9QT  
14 Birch Lea Close, Bury, BL9 9RZ  
14 Birch Lea Close, Bury, BL9 9RZ  
25 Charlton Street, Rochdale, OL11 2SW  
Flat 3103, Beetham Tower, 301 Deansgate, Manchester, M3 4LT  
17 Winckley Square, Preston, PR1 3JJ  
18 Greenfield Lane, Smallbridge, Rochdale, OL16 2QX  
Flat 14, 2 The Waterfront, Manchester, M11 4AF  
St Brannocks Road, Manchester, M21 0UP  
Flat 66, MacIntosh Mills, 4 Cambridge Street, Manchester, M1 5GH  
46 Daylesford Crescent, Stockport, SK8 1LH  
32 Brailsford Road, Manchester, M14 6PU  
59 Derbyshire Road, Sale, M33 3FJ  
2 Newlands Drive, Manchester, M20 5NW  
25 Cringle Hall Road, Manchester, M19 2HU  
19 Elton Avenue, Manchester, M19 2PL  
1 Pendennis Road, Stockport, SK4 2QA  
32 Fairview Avenue, Manchester, M19 2AN  
60 Monica Grove, Manchester, M19 2BN  
6 Mount Street, Manchester, M2 5NS  
Flat 58 The Arches, Childers Street Deptford, London, SE8 5BT  
Flat 303, Timber Wharf, 32 Worsley Street, Hulme, Manchester, M15 4NY  
94 Langshaw Street, Old Trafford, Manchester, M16 9LD  
4 Rook Street, Hulme, Manchester, M155PS  
11-15 Whitworth Street West, 406 The Hacienda, Manchester, M1 5DD  
6 Burdith Avenue, Manchester, M14 7HX  
18 St. John street, Manchester, M3 4ea  
5 Gorsey Brow, Broadbottom, via Hyde, Cheshire, SK14 6EB  
103 The Avenue, Manchester, M334xz  
53 Salisbury Road, Urmston, Manchester, M41 0RD  
68 Tatton Road South, Stockport, SK4 4LX  
35 Beechwood, Tabley Rd, Knutsford, WA160PQ  
Apartment 5 Oaklawn, 35 Macclesfield rd, Wilmslow, SK9 2AF  
402 the birchin, Manchester, M4 1ph

34 Astor Road, Burnage, Manchester, M192LX  
1 Heathmoore Avenue, Lowton, WA3 1HP  
5 Castle Street, Summerseat, Bury, BL9 5NG  
4-29-1 424, Higashi-Nogawa, Komae shi, Tokyo, Japan, 201 0002  
9 Lundy ave, Manchester, M21 7JW  
341 Mount Road, Levenshulme, Manchester, M193HW  
11 Priory Close, Congleton, CW12 3JL  
13 Heathfield ave, Heaton chapel, Stockport, SK4 4QJ  
33 Friars Rd, Sale, Manchester, m33 7uu  
4 North Parade, York, YO30 7AB  
12 Brooklands Avenue, Wirksworth, Matlock, DE44AB  
apt 401 17 Thomas Street, Manchester, M4 1EU  
278 Manor Avenue, Sale, M33 4NB  
13 Bowland Road, Woodley, Stockport, SK6 1LJ  
120 Wargrave Road, Newton le Willows, WA128JW  
50 Bridge Street, Manchester, M3 3BW  
1 Pendleton Road, Wiswell, Clitheroe, BB7 9DD  
Heyroyd, Skipton Old Road, COLNE, BB8 7AD  
307 Vulcan Mill, Manchester, M4 7BL  
133A CHEADLE OLD ROAD, STOCKPORT, SK3 9RH  
12 Barratt Gardens, Middleton, Manchester, M24 5ju  
6 Milwain Road, Manchester, M32 9BY  
4 Sandy Lane, Chorlton, Manchester, M21 8TN  
24 Kingsfileld Drive, Didsbury, Manchester, M20 6JA  
1 East Drive, Manchester, M21 9LF  
Flat 107, Eastbank Tower, 277 Great Ancoats Street, Manchester, M4 7FD  
31 Greaves Avenue, Failsworth, Manchester, M35 0NA  
119 Ladybridge Road, Cheadle Hulme, Cheadle, SK8 5PL  
5 Kensington Road, Chorlton, Manchester, M21 9GH  
10 Rozel Square, Manchester, M3 4FQ  
14 Malmesbury Close, Poynton, Stockport, SK12 1SE  
Beechlea, 2 Beech Grove, Manchester, M14 6UY  
Central Manchester Quakers, 6 Mount Street, Manchester, M2 5NS  
134 Sandy Lane, Chorlton, Manchester, M21 8TZ  
36 Longford Road, Chorlton Cum Hardy, Manchester, M21 9SP  
57 Corkland Street, Ashton Under-Lyne, OL66RZ  
13 wilford avenue, sale, manchester, m33 3th  
7 Glebelands Road, Manchester, M25 NE  
26 Leaf Street, Hulme, Manchester, M15 5LE  
Flat A94 Great Northern Tower, 1 watson street, Manchester, M3 4EE  
Flat 13, Claremont House, 272 Cambridge Heath Road, London, E2 9DA  
34 Gaddum Rd, Didsbury, Manchester, M20 6SZ  
8 Textile Apartments, Salford, m3 5by  
25, oatlands road, manchester, m22 1ah  
2 Reynolds Rd, Manchester, M16 9NY  
23 The Boulevard, West Didsbury, Manchester, M20 2EU  
14 Banbury Drive, West Timperley, Altrincham, WA14 5BD  
149 Ayres Road, Manchester, M16 9WR  
11 Barnfield, Urmston, Manchester, M41 9EW  
40 Park Road, Orrell, WN5 8HY

14 Aston Avenue, Fallowfield Ward, Manchester, M14 7HL  
5 Valley Court, Bury, BL8 1XQ  
Bonsall St, Manchester, M156GX  
23 Culvercliff Walk, St Johns Gardens, Manchester, M3 4FL  
40 Byrom Street, Altrincham, Cheshire, WA14 2EN  
341 Bury Road, Turton, BL70BS  
16 boxgrove road, Manchester, M336QW  
Flat 7 Holly Royde House, 56 Palatine Road, Didsbury, Manchester, M20 3HP  
Apartment 314, 2 Lampwick lane, Manchester, M46bu  
68 Firs Road, Sale, M33 5EJ  
R & C Woodward, Lodge Farm, Hags Road, Harrogate, HG3 1EQ  
13 Sutton Road, Heaton Norris, Stockport, SK4 2PR  
8 Grosvenor Road, Whalley Range, Manchester, M168JP  
8 LOWSIDE AVENUE, WOODLEY, STOCKPORT CHESHIRE, SK6 1JU  
Apt 601, 25 Simpson St, Manchester, M4 4AS  
Bernhurst, Hurst Green, East Sussex, TN19 7QN  
11 Elmswood Ave, Manchester, M14 7JR  
77 barton road, Eccles, M30 7ae  
Apartment 5 Oaklawn, 35 Macclesfield Rd, Wilmslow, SK92AF  
Block C19-02 Great Northern Tower, 1 Watson Street, Manchester, M3 4EF  
4700 Beetham Tower, 301 Deansgate, Manchester, M3 4LX  
47 Lambton Road, Worsley, Salford, m28 2su  
33 Neale rd, Manchester, M21 9DP  
36 Lindsay avenue,, West point, Manchester, M19 2AG  
61 Carloon Road, Northern Moor, Manchester, M23 0PE  
8 Bamford Grove, Manchester, M20 2FF  
12 Bower Ave, Stockport, Sk4 2LX  
12 Martin Close, Denton, M34 3BG  
3 riverside mews 4 commercial street, manchester, M15 4RQ  
78 Grange Road, Manchester, M21 9WX  
8 Tatchbury road, Failsworth, Manchester, M359pz  
25 Carrwood Avenue, Stockport, SK7 2PY  
21, Boundary Park, Seaton, EX12 2UN  
36 Sandhurst Road, Manchester, M20 5LR  
c13-3, 1 watson street, manchester, M34ef  
14 Ranford Road, Burnage, Manchester, M19 2GL  
65 Trafford Grove, Stretford, Manchester, M32 8LN  
27 Riverside Lodge, Manchester, M20 2WF  
C2-2, Great Northern Tower 1 Watson Street, Manchester, M3 4EF  
17 Burton Road, Withington, Manchester, M20 3GD  
60 Windmill Lane, Reddish, Stockport, SK5 6SU  
C7-2 Great Northern Tower, 1 Watson Street, Manchester, M3 4EF  
Apartment 8,, 1b Groby Road, Altrincham, WA14 1RS  
120 Wargrave Road, Newton-le-Willows, WA128JW  
47 The Parade, Epsom, Kt18 5DU  
8 textile apts, Manchester, m35by  
5 Grimsargh Manor, Grimsargh, PR2 5LZ  
41 Rosemary Road, Waterbeach, CB25 9NB  
68 Parsonage Road, Withington, Manchester, M20 4WR  
20 Windermere Road, Urmston, Manchester, M419HW

39 Lambton Road, Manchester, M21 0ZJ  
8 Patterson Avenue, Chorlton, Manchester, M21 9NB  
7 Nash st, Manchester, M155NZ  
Flat 81 Albion Towers, Cross Lane, Salford, M5 4AH  
147 Newton Heath, Manchester, M402TU  
1 Cartwright Rd, Manchester, M21 9EY  
57 India House, 73 Whitworth Street, Manchester, M1 6LG  
71 Darnley Street, Old Trafford, Manchester, M16 9WD  
33 Bolesworth Close, Chorlton, Manchester, M219BE  
Apartment 217, 83 High Street, Manchester, M4 1BE  
20 St George's Road, Manchester, M14 6SZ  
55 Derby rd, Heaton moor, Stockport, Sk44nf  
7 Lynwood Grove, Heaton Chapel, STOCKPORT, SK4 5DP  
Apartment 72, Britannia Mills, Manchester, M154LA  
46 Windsor Road, Droylsden, Manchester, M43 6NB  
18 Station Road, Stockport, SK6 6AL  
87 Mulehouse Road, Sheffield, S10 1TB  
Manchester School of Architecture, Chatham Building Cavendish Street,  
Manchester, M15 6BR  
201 Moor lane, Wilmslow, Sk96dn  
23 HARCOURT STREET, MANCHESTER, M32 0JB  
1 Dorwood Avenue, Manchester, M9 0RS  
Flat 3210 Beetham Tower, 301 Deangate, Manchester, M3 4LU  
64 Cromwell Road, Stretford, MANCHESTER, M32 8QJ  
7 Beechwood Ave, Manchester, M21 8UA  
06 Asia House, 82 Princess St, Manchester, M16BD  
1 East Drive, Manchester, M21 9LF  
313 Rossetti Place,, 2 Lower Byrom Street, M3 4AN  
Flat One, Boat Lane Court, 34 Brett Street, Manchester, M22 4EZ  
13 Rozel Square, Manchester, M3 4FQ  
26 Oaker Avenue, West Didsbury, Manchester, M20 2XH  
28, Greenside Drive, Lostock Green, Northwich, CW9 7SR  
35 Grange Road, Bracknell, R12 2HY  
9 Blyborough Close, SALFORD, M6 7DD  
57 corkland street, Ashton-under-lyne, OL6 6RZ  
116 India House, 75 Whitworth Street, Manchester, M1 6hb  
603 The Linx, 25 Simpson St, Manchester, M4 4AS  
11 Wayfarers Drive, Newton-le-Willows, WA12 8DF  
142 Chapel Street, Salford, M3 6AF  
12 Riva Road, Manchester, M19 1GP  
15 Dalston Avenue, Failsworth, Manchester, M35 9LH  
18 Manley road, Sale, Manchester, M33 4eg

**Relevant Contact Officer :** David Brettell  
**Telephone number :** 0161 234 4556  
**Email :** d.brettell@manchester.gov.uk



 Application site boundary  Neighbour notification  
© Crown copyright and database rights 2018. Ordnance Survey 100019568