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Gorton South Ward	Application Number 076572/FO/2005/N2	Date of Appln 26th Nov 2007	Committee Date 20th Dec 2007
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Proposal Erection of 143 residential units (30 no. apartments and 113 no. houses) with associated parking and landscaping and creation of emergency access onto Mount Road, opposite junction with Matthews Lane

Location GMPTE Sports Ground, Mount Road, Gorton

Applicant Dappa Homes Ltd, Monaghan House, Clarendon Street, Hyde, SK14 2EP

Agent Ludlam Associates The Bank, 99 Palatine Road, Didsbury, Manchester, M20 3JQ

Description

This application relates to a large site (3.1 hectares) which forms the sports ground for the adjoining social/private members club. There is an existing social club and car park, on the Mount Road frontage of the site, which are to be retained, and an existing bowling green, to the rear of the car park is to be relocated to the Mount Road frontage, meaning the whole of the main frontage of this site will comprise the social club and its associated facilities.

It is proposed to redevelop the sports ground to the rear of the club, which is largely redundant, for residential purposes, with associated infrastructure including the creation of a new vehicular access point, from Mount Road, adjacent to the Social Club car park, and an emergency access point onto Mount Road, opposite the junction of Mount Road and Matthews Lane.

To the north of the site, runs Nico ditch, a scheduled ancient monument and a public footpath running along the line of the ditch. Beyond this is the Mellands Sports Club and playing fields. To the east of the site is the site of a new school development, there is an industrial area to the south and to the west there are some two-storey residential properties, and a public park, across Mount Road.

The proposed development comprises the erection of 113 dwellings and 30 apartments with associated gardens, parking areas and road works. The housing will be provided by way of a mix of 2 and 3 storey houses, with some of the 2 storey units having dormer windows and accommodation in the roofspace. The 3 apartment blocks will each be three stories high. Parking for the units would largely be provided in parking courts, particularly in two central areas of approximately 30 spaces each, which would be surrounded by houses. Otherwise, a number of smaller parking courts are provided for groups of houses and for the apartment blocks, and 28 houses would have in-curtilage parking with a small number having a car parking space in front of the building.

The houses are largely orientated so that they face the street and offer surveillance onto the street. Otherwise, four houses front onto a private access road, and four front onto Nico Ditch. Boundary treatment will largely comprise 1.8 metre high screen fencing, with screen planting against the proposed fencing.

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To compensate for the loss of the sports ground, the applicants have examined the possibility of providing sports facilities in the vicinity of the site, to compensate, and an application was submitted, on the nearby Green Bank Playing Fields (082816/FO/2007/N2), for the proposed laying out of full size, junior and mini football pitches, the laying out of a car park comprising 41 spaces, the installation of a 3m high palladin perimeter fence, the erection of a single storey detached changing block and the upgrading of the public games area. This application has now been withdrawn, and a series of meetings have been held with the various interested parties, including Sport England, Manchester Leisure Services, East Manchester Football Club, East Levenshulme Cricket Club and GMPTE, in order to form a more appropriate package of replacement sporting proposals, which would be the subject of a section 106 agreement. The 'package' of measures would include works at the following sites:

East Levenshulme Cricket Club, Elsa Road, Levenshulme - East Manchester Football Club, who currently play at GMPTE, would be relocated to this site, which is owned by Manchester City Council, and leased by the Cricket Club. The site has not been used by the cricket club for a number of years though, and requires significant investment in pitch and site improvement. The site is currently laid out as a senior football pitch, but is poorly drained, has insecure boundaries and changing rooms which are in poor condition, with no disabled persons access or facilities for women/juniors.

It is proposed to securely fence the site, to all boundaries, surface the car park, security measures installed, drainage works implemented, a senior and junior pitch laid out, and changing facilities improved including providing disabled/womens/junior facilities and provision for community use, which would be managed by Manchester Leisure

East Manchester Football Club wish to relocate to this site, from the application site, and have indicated their support for this proposal.

Green Bank Park, Mount Road/Manor Road, Gorton - The park would be improved and investments made in accordance with a schedule of works agreed with Manchester Leisure. The works comprise kissing gates, signage, bins and dog bins, removal of shrubbery, fencing works, various Bit-Mac repairs, new seating, works to Bowls pavilion, arboriculture, improvements to sports area, playground refurbishment and horticulture.

Multi-Use Games Area (MUGA), Green Bank, Mount Road/Manor Road, Gorton - The existing MUGA is in poor condition and largely unsuitable for its intended purpose. It is proposed to remove the wall, fence strip surface and re-surface, with new steel work to create a ball court and associated lighting. This facility would remain in the ownership of, and be managed by, Manchester Leisure.

Hough End Playing Fields, Princess Parkway, Fallowfield - This site provides football facilities which serve a wider area, including Gorton and Levenshulme. It is proposed to reorganise the existing pitches to provide a number of junior and mini-pitches in the area adjoining the changing rooms, which is not currently utilised. Works to the changing rooms would also be carried out to provide improved facilities, including for women, juniors, and disabled persons access.

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The proposal has been advertised on site and in the press, as a major development.

Consultations

Local residents/Adjoining occupiers - Four letters of objection have been received, for the following reasons:

- - This area of Manchester has very few green spaces in it and does not need to have its limited open spaces developed.
- This stretch of Mount Road contains few houses and has a mixture of uses, and the proposal would turn the area into a residential mini-suburb, which would have a negative impact on the character of the area.
- The proposed development would add a huge amount of extra traffic to an already busy road, which has previously been subject to traffic calming measures. This needs to be considered in conjunction with other development in the area, including a new school, and the overall impact of traffic for all the new uses will be an excessive increase in traffic movements in the area.
- The attraction of the area is that it is very peaceful, and the addition of up to 400 new people in the area will damage the peaceful atmosphere and add greatly to noise pollution and traffic levels.
- There are insufficient facilities in the area for the existing residents, and the increase in population would put further demand on the existing facilities, having the consequential effect of even more traffic movements, as the new residents will need to drive further to access facilities.
- The proposal would affect the environmental balance of the area as there are lots of different types of wildlife in the area, that rely on the open spaces.
- There is a pathway on the edge of the site called Nico Ditch which is part of a larger ancient earthworks, parts of which are scheduled ancient monuments, and although the Mount Road pathway is not, it is a major part of Levenshulme history which would be ruined or altered because of the development.
- - The development affects existing pedestrian links in the area.
- It is not correct to say that the area is well served by public transport, as the routes which serve the area are limited in their usefulness.
- The negative impact of the development should not be outweighed by the relocating of sports facilities to other parts of the area.

Head of Engineering - Raised a number of concerns relating to the width of the access road, forward visibility splays, disabled parking bays, provision of dropped kerbs, signage, road markings, separate emergency access, proximity of trees to vehicular accesses and driveways, gating to the 'gated access areas' and a requirement that the applicant must agree to provide a financial contribution via a Section 106 agreement, towards the provision of a Toucan crossing on Mount Road. They consider that this development will bring in extra traffic and pedestrian movement to the area hence the request for this crossing facility. On completion the Toucan Crossing will provide a valuable pedestrian and cycle facility linking this development to bus facilities either side of Mount Rd and also provide a safe crossing point for the neighbouring high school.

Revised plans have been submitted and further comments of the Head of Engineering are awaited.

Head of Environmental Health - No objections, subject to conditions relating to ground contamination, noise insulation, refuse storage, external lighting and hours of use of the bowling green.

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Chief Landscape Architect - Requested amendments to the scheme, including more substantial screen planting along the site boundary to reduce the impact of the adjoining school building and incorporating more open fencing along the northern boundary of the site to improve views of the adjoining Nico Ditch.

Director of Housing - No comments received.

Environment & Operations - No comments received.

Corporate Technical services - No objections in principle, but requested that the applicants be requested to liaise with them regarding boundary fencing between the site and the adjoining school site, and asked that the applicants be asked to provide funding a pedestrian crossing to Mount Road

Environment Agency - No objections, subject to conditions to reduce the potential risk of flooding.

GMPTE - No objections, subject to a condition being attached to any planning permission, requiring that a Residential Travel Plan be submitted. The Travel Plan should aim; to maximise the benefits of the site's location in relation to the public transport network; to reduce the number of car journeys that could otherwise be generated by this development, and also to help encourage future occupants to use sustainable modes of travel. Residential Travel Plan measures should contribute to raising awareness of the public transport services in the area and encouraging their use.

GMAU - No comments received.

Greater Manchester Police - No objections.

GM Ecology Unit - No objections in principle, on nature conservation grounds, subject to conditions relating to surveys required to be carried out to establish if there are water voles on site, that there are no birds nesting on site and that a method statement be prepared giving details of how Japanese knotweed is to be controlled.

English Nature - Response received with no comments.

South Manchester Regeneration - Support the scheme in principle although they are concerned about the footpath running alongside the proposed development, and would wish to see the developer installing lighting along the route for the increased security of pedestrians, especially young people on the way to/from school.

Ramblers' Association - Consider that the possible impact on the adjoining Nico Ditch is addressed in an appropriate manner and they have no objections to the proposal.

Sport England - Raised a number of concerns about the original scheme, which involved works to Green Bank Playing Fields. In response to the revised proposal, incorporating various works to nearby sporting facilities, it is felt that these proposals have the potential to meet these previous concerns by facilitating the relocation of the football club currently using the site, and replacing facilities lost by investment to create new pitch facilities and to allow

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greater use of existing facilities. Given these factors, it is considered that the proposals can, in principle, be considered to be consistent with specific circumstances (exception) E4 to Sport England's playing fields policy.

At this stage, however, the detail of the proposed 'package' of investment has not been determined, and the quantity and quality of new pitch and ancillary works has not yet been detailed. A detail specification is therefore required to come to a judgement as to whether the replacement facilities are commensurate in terms of quantity and quality and sufficiently benefit community sport, and a timescale by which they can be delivered.

This detail should be confirmed within the section 106 agreement proposed to accompany the application, and should this detail confirm adequate compensation in accordance with circumstance E4, Sport England would have no objection to the proposed development. In the absence of this resolution, Sport England would wish to retain a statutory objection to the proposed development.

Issues

National policy guidance

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development

PPS1 encourages the promotion of urban and rural regeneration to improve the well-being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. Policies should promote mixed use developments that create linkages between different uses and create more vibrant places. The principle of the development proposed is clearly in accordance with the aims and objectives of PPS1.

Planning Policy Statement 3 (PPS3): Housing

This government guidance provides advice on achieving a wide choice of high quality homes, both affordable and market housing, to address the requirements of the community, to widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, and to create sustainable, inclusive, mixed communities in all areas. The guidance includes specific objectives such as the provision of high quality housing that is well designed and built to a high standard, a mix of market and affordable housing, particularly in terms of tenure and price, to support a variety of households, and housing developments in suitable locations with good access to jobs, key services and infrastructure.

Planning Policy Statement 23 (PPS 23): Planning and Pollution Control

This Statement advises that in considering individual planning applications, the potential for contamination to be present must be considered in relation to the existing use and circumstances of the land, the proposed new use and the possibility of encountering contamination during development. The Local Planning Authority should satisfy itself that the potential for contamination and

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any risks arising are properly assessed and that the development incorporates any necessary remediation and subsequent management measures to deal with unacceptable risks. Particular attention should be paid to sites where there is a reason to suspect contamination, such as the existence of former industrial uses, and to those for particularly sensitive use such as housing likely to be used by families with children. The Statement emphasises the importance of developments on brown field sites and the significant benefits of the regeneration of land and the recycling of such sites for new sustainable development. In this particular instance, preliminary site investigations indicate that significant levels of contamination at this site are likely and remediation will be necessary. As such, the site would need to be fully remediated to allow re-use for the uses proposed.

Planning Policy Guidance Note 16 (PPG16) Archaeology and Planning - Sets out the Government's policies on how architectural remains on land should be preserved or recorded, both in an urban setting and in the countryside. It confirms that the desirability of preserving an ancient monument and its setting is a material consideration in the determination of planning applications. In addition it emphasises that archaeological remains should be seen as a finite and non-renewable resource and that where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical preservation.

PPG17 - Planning for Open Space, Sport and Recreation

This guidance advises that well planned and maintained open spaces and good quality sports and recreational facilities can play a major part in improving people's sense of well being in the place they live. As a focal point for community activities, they can bring together members of deprived communities and provide opportunities for people for social interaction. Open spaces, sports and recreational facilities have a vital role to play in promoting healthy living and preventing illnesses, and in the social development of children of all ages through play, sporting activities and interaction with others. Such developments should promote more sustainable development by ensuring that open space, sports and recreational facilities (particularly in urban areas) are easily accessible by walking and cycling.

PPG17 also advises that development on existing open space, sports or recreational facilities (in this instance the GMPTE playing fields on Mount Road) may provide an opportunity to replace the facilities elsewhere. The new land and facility should be at least as accessible to current and potential new users and at least equivalent on terms of size, usefulness, attractiveness and quality. Wherever possible, the aim should be to achieve qualitative improvements to open spaces, sports and recreational facilities.

The recreational quality of open spaces may be eroded by insensitive development or incremental loss of the site. In considering applications, either within or adjoining open space, local authorities should weigh any benefits being offered to the community against the loss of open space that will occur. Planning authorities may wish to allow small-scale structures where these would support the existing recreational uses or would provide facilities for new recreational uses. Local authorities should avoid any erosion of recreational function and maintain or enhance character of open spaces, ensure that open spaces do not suffer from increased overlooking, traffic flows or other encroachment, and consider the impact of any development on biodiversity and

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nature conservation. Further advice states that in looking to improve existing open space and facilities, local authorities should promote the compatibility of the uses made of open spaces and sport/ recreational facilities with adjoining land uses, encourage better accessibility of existing open spaces and sports/ recreational facilities, taking into account the mobility needs of the local population, and promote better use of open spaces and sports/ recreational facilities by the use of good design to reduce crime.

Regional Spatial Strategy (RPG 13)

There are relevant policies in the Regional Spatial Strategy (Regional Planning Guidance 13). These are as follows:

DP1 - This policy advises that new development and other investment in infrastructure and services should be located so as to make the most effective use of land, promote appropriate mixes of uses within a site and its wider neighbourhood, make efficient use of transport facilities and assist people to meet their needs locally.

DP3 - This policy states that new development must demonstrate good design quality and respect for its setting.

ER3 - This policy states that planning authorities and other agencies in their plans, policies and proposals will identify, protect and conserve and, where appropriate, enhance the built heritage of the region, including those features and sites (and their settings) of historic significance to the north west.

SD1 - This is a general policy that advises that new development and redevelopment of a good quality should be encouraged which will provide a significant portion of the new and better housing and other development required to cope with anticipated household growth in the Region. It must be coupled with economic development through urban regeneration, re-use of previously developed land, and creative improvements to the public realm, in order to create a more dynamic, attractive and competitive Metropolitan Area. It is considered that this scheme generally complies with this policy.

UR1 - This policy advises that local authorities and other regional agencies should work together to provide accessible, desirable, living and working conditions that ensure a good quality urban life for all. Urban renaissance should be promoted, amongst other criteria, by reviving communities, reviving local economies including industrial restructuring, and tackling low demand for housing and poor physical conditions. The re-use of derelict land and buildings, the balanced distribution of good quality dwellings including affordable housing, access to employment opportunities, community facilities and open space, will improve the appeal of urban areas, contribute to their regeneration and safeguard their future. It is considered that the proposal complies with this policy and will provide good quality housing and improve physical surroundings in the area.

UR4 - This policy advises that the redevelopment and re-use of vacant sites and buildings within urban areas should be a priority. Additional development should be encouraged to make best use of such sites in sustainable locations. Local authorities should make full use of their extensive powers to ensure that any existing or emerging areas of derelict and abandoned buildings are identified and addressed.

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UR8 - This policy states that land allocated for housing should be released in an orderly, managed manner and the location of housing should be determined through the development plan process. The application site is allocated for housing within the Unitary Development Plan (adopted 1995), and it is considered that in general terms the site is acceptable for residential development, in accordance with the regional policies above.

Draft Regional Spatial Strategy (Draft RSS, January 2006)

Policy DP1 - Proposals and schemes should be located so as to make effective use of land, buildings and infrastructure. They should promote appropriate mixes of uses within a site or its wider neighbourhood, contribute towards the need to travel and assist people to meet their needs locally. Proposals and schemes must demonstrate excellent design quality, sustainable construction, efficiency in resource use and respect for their physical and natural setting.

The Draft RSS also advises that the regional priority of building sustainable communities and achieving urban regeneration can be contributed to, amongst other factors, by ensuring the provision of decent facilities to encourage sport, physical activity and healthy living.

Unitary Development Plan (adopted 1995)

The application site is unallocated within the Unitary Development Plan.

Policy E1 advises that major new development will be required to be located where it can be easily served by public transport.

Policy E2.3 advises that the Council will protect wildlife habitats and policy E2.4 states that the Council will ensure that the effects upon wildlife are fully taken into account when considering development proposals.

Policy E2.8 states that the Council will ensure that development does not adversely affect scheduled monuments and sites of archaeological interest or their setting. It will encourage the realisation of the educational, recreational and tourist potential of archaeological sites and monuments for the benefit of the City's residents and visitors.

Policy E3.5 advises the Council will promote measures which will lead to a safer environment for all people living in and using the City, including ensuring the layout of new development is designed with safety in mind and does not lead to the creation of isolated areas, community facilities are located where they are easy and safe to get to and improving road safety.

Policy R1 states that the Council will pursue an area based regeneration strategy working with local communities, public sector and the private and voluntary sectors and Central Government in order to achieve a holistic approach to dealing with economic, social and environmental problems. The scheme accords with the policy objectives of policy R1.

Policy H1.2 advises that the Council wishes to ensure that housing stock contains a wide enough range of housing types to meet the needs of people who want to live in Manchester. The proposal is in accordance with this policy in that the scheme provides a range of accommodation to cater for the needs of

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people at different stages in their life or with different housing requirements. The scheme will also widen the range of property types within the local area, and this in turn should lead to better use of the housing stock.

Policy H2.2 advises that the Council will not allow development which will not have an unacceptable impact on residential areas, in terms of scale and appearance of the development, noise, vibration, traffic generation, road safety and air pollution.

Policy H2.7 states that new housing schemes will be expected to be of a high standard of design and make a more positive contribution towards improving the City's environment. They should not create areas of incidental open space outside the curtilage of dwellings unless there are proper and enduring arrangements for its maintenance.

Policy L1.2 states that opportunities will be taken to improve the range and quality of leisure facilities, particularly in inner areas of the city. New facilities should be located where they can be easily served by public transport.

Policy L1.5 states that the Council will seek to upgrade parks and recreation areas to provide safe, secure and attractive areas accessible to all which provide a range of recreational activities to suit different groups of people. In considering proposals for improving facilities or extending their range, the Council will ensure that the main function of the city's parks in providing open spaces for informal recreation is fully protected.

Policy L1.6 advises that the Council will encourage the provision of a good distribution of safe and attractive areas for informal recreation within easy reach for all people in the City.

Policy DC 7 of the Unitary Development Plan requires all new housing to be accessible, at ground floor level, to disabled people. This comprises level or ramped access to each property, internal door widths of a minimum width of 850 mm and a downstairs WC with minimum dimensions of 1.5 metres x 2 metres (2.7 metres x 2.5 metres if it is included in a bathroom).

Policy LL4 states that the Council will protect the line of the Nico Ditch from the effects of harmful development.

City Council Interim Policy Approach (Housing Development Pipeline: Planning Response) - On 13th September 2006 the Executive Committee of the Council approved an interim policy approach in respect of proposals for high density residential developments. It states that high density apartment led developments outside the city centre and its fringes will not be supported by the Council, unless it can be demonstrated that such development is required on a particular site to achieve the City's aims and objectives.

Guide to Development in Manchester 2 Supplementary Planning Guidance

This guidance aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places, that is character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. The guidance advises that high

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quality design is a vital attribute of successful neighbourhoods, the design of streets should promote neighbourliness and design should respect and be informed by location. The guidance also advises that buildings should relate well to each other and building heights should be carefully considered. In terms of ease of movement, cul-de-sacs are discouraged, the street network should contribute to the character of the area, safe routes for cyclists and pedestrians will be promoted, and public transport should be easy to use. Places with attractive and successful public areas are encouraged with open spaces reflecting and accommodating future uses with children and young people being considered in the design and location of open spaces. Neighbourhoods should contain a mix of housing, safety and security are vital elements of the urban area, the impact of parking areas should be minimised and new developments should maximise access for disabled people.

The Guide also advises that all open spaces should have a defined purpose. The needs of children and young people should be considered in the proposed role and design of open space.

Proposed development

Principle - The existing sports ground is not regularly used, and combined with the 'package' of benefits to be provided, to improve sports facilities in the vicinity of the site, it is considered that the proposed residential development of this site represents the regeneration of this largely unused site is acceptable in principle. It provides a range of housing types, which would diversify the existing type and tenure of housing in the area, and which would improve the area's appearance and contribute to the regeneration objectives of the area. The number of apartments proposed is approximately 19% of the total number of units and they are all provided in one particular area of the site. The scheme comprises predominantly of family housing and the overall mix proposed is considered suitable for this area.

Layout - It is considered that the development provides for a fully permeable layout which allows safe and convenient patterns of movement into and out of and across the site. The majority of houses face onto the road network, with active frontages and good sized garden areas to the rear. A small number of houses have a car parking space in front of the house, although this is broken up with areas of landscaping in between. The scheme incorporates a long run of houses, which face onto Nico Ditch, and Mellands Playing Field beyond. This provides natural surveillance over a long stretch of the adjoining public footpath, which is well used at present and which is likely to become an increasingly popular route when the new school is opened.

Proposed design/massing - The housing forms strong street patterns with a mixture of two and three storey housing which relates well to the existing nearby residential area. The apartment blocks are all positioned along the southern frontage of the site, adjacent to the industrial area, and are of a height and scale which is appropriate to their surroundings. Generally, there is a variation in roof height and dwelling size throughout the development, which adds interest to the scheme. The houses also, will not be immediately visible from Mount Road, being positioned behind the social club and its associated facilities.

Sustainability - The nearest bus stops are located within the immediate vicinity of the site, from Mount Road. The application site is therefore accessible by non-car modes of transport and it is considered that the location is therefore

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sustainable in terms of reducing emissions from the vehicles by encouraging the use of forms of transport other than the private car. The applicant has submitted a code for sustainable homes rating in support of the application. This pre-assessment confirms that all the new residential units will achieve a minimum rating of Level 3. It is considered that a condition requiring this standard to be achieved should be attached to any approval.

Security - The applicant has worked closely with Greater Manchester Police and the current scheme is supported by them. The properties have defensible space to the front and all properties have car parking which is in-curtilage or provided in a secure parking area. Where parking courtyards are proposed, these are to be gated. The developer will be seeking to achieve "Secured by Design" status for the development, and it is considered appropriate to attach a condition to any approval requiring the applicant to achieve this standard.

Traffic - The development seeks to promote low traffic speeds through the site through appropriate measures, including a raised junction platform close to the site entrance. It is considered appropriate to attach a condition requiring full details of all traffic calming to be submitted to, and approved by, the City Council. The scheme has also been amended to provide a vehicular route, for emergency purposes only which links the northern part of the site with Mount Road. This access point is not suitable as a main vehicular access point, as it is too close to the junction of Mount Road and Matthews Lane, but is considered an essential element to ensure adequate access for emergency vehicles to all parts of the site. The revised layout plan has been submitted after consultation with the Council's engineers, and appears to incorporate their requirements although a formal response is awaited from the Head of Engineering, in relation to the latest plan. The Social Club would also make use of the vehicular access point, which would be in the same position as their existing point but which would be considerably improved/upgraded. Visitors to the social club, would then turn left into the Clubs parking area at a new access point to be created approximately 25 metres from the junction with Mount Road.

With regards to the suggested contribution to offsite highway works, the applicants have confirmed that they would be willing to enter into a Section 106 agreement regarding any contribution agreed to be necessary.

Landscaping - The landscaping scheme is largely acceptable with 80 new replacement trees proposed and extensive shrub and hedge planting, including native shrubs. Around the eastern and southern boundaries of the site, extensive tree planting is proposed to provide screening for the houses from the adjoining school and industrial sites. Adjacent to Nico Ditch, the housing has been set away from the site boundary with a 3 metre wide planting strip along the site boundary and open views towards the ditch, and Mellands Playing Fields beyond.

Wildlife - There is no evidence of any wildlife on site, although conditions should be attached to any permission granted requiring the undertaking of surveys requested by the Ecology Unit.

Boundary treatment - Generally this seems acceptable, although clarification is needed of the type of fencing proposed at the northern boundary of the site, to ensure views are maintained over the adjoining Nico Ditch and Public footway. Conditioning approval of the boundary treatment also allows the opportunity for the Education Department to liaise with the developer, in relation to perimeter

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fencing, between the application site and adjoining school site, to agree a combined approach to the boundary treatment and to ensure there are no conflicts between the two parties and their requirements.

Access for disabled people - The apartment blocks each contain a lift and all apartments and houses would have level access. Six marked disabled persons parking bays are provided in the parking courtyards to the apartments, and a number of other spaces are easily accessible by a disabled person. The applicants state that the development meets current Building Regulations standards, in terms of access for disabled people.

Residential amenity - The proposed development would have some impact on the area, in terms of increased vehicular activity at the site. However, Mount Road is a classified B road, and is already quite busy. A small number of residential units face onto the site, and it is not felt that the proposed use of the site would have an unduly detrimental impact on surrounding occupiers.

Provision of alternative recreational facilities - At present the sports ground is rarely used, and mainly by one particular user, East Manchester Football Club, who are satisfied with the alternative facilities which are to be provided for them. In addition to accommodating East Manchester Football Club, a range of sporting facilities are offered which will provide improved facilities in a number of locations, and for a number of groups, with particularly improved facilities for the disabled, women and juniors. When not in use by East Manchester FC, and other organisations, the facilities would also be available for the general community, subject to the normal booking arrangements operated by Leisure Services. Local schools, community groups, and other groups or individuals would be encouraged to use the facilities. It is considered appropriate to attach a condition to any approval requiring the method and frequency of community involvement to be approved prior to the commencement of development.

Affordable Housing - The applicants state that the scheme has been developed over the past 2 years, having first been registered in August 2005, and that time the council had no strategy or policy on affordable housing. Also the current guidance is in its early stages, with adoption not expected until April 2008. At this time, the applicants are therefore unable to accommodate any affordable housing in the development.

Environmental Impact Assessment - This planning application has been subject to a Screening Opinion for an Environmental Assessment. The applicant has submitted a desk top study of the contaminated land and landfill gas in the area, ecological studies of the impact of the proposal on the site and surrounding area, arboricultural survey and transport assessment, together with comprehensive plans and elevations of the proposal and a design statement, and it was considered that the application could be properly considered during the planning application process and the proposals would not have an undue impact on the residential amenities of adjoining occupiers. In the light of guidance contained within Circular 2/99, it is therefore considered that an Environmental Assessment is not required in this instance.

Planning obligation - The scheme requires the replacement of the existing sport and recreation facilities on the site, which would provide direct and indirect benefits to the surrounding community and future occupiers of this development. Also the applicant has agreed to the request of the Head of Engineering, to provide a new Toucan crossing at the site. The contribution

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provided by the developer in terms of off site improvement works is therefore considered acceptable.

Conclusion

Improvements have been made to the layout of the scheme, and dwelling mix, from the original submission. Whilst a large area of sports field would be lost, this is a rarely used area, and benefits mainly one local football team only. To compensate, a wide range of improved facilities are being provided to parks and sports grounds in the surrounding area, which will be available to the local community. Negotiations on this scheme have been lengthy, with a previous planning application for new pitches on a nearby site being withdrawn, due to local opposition. The current 'package' of replacement sporting facilities though is considered to offer great benefits to the local community, which would outweigh the loss of the existing sports field.

Human Rights Act 1998 considerations – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. He believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and country Planning Acts.

Recommendation APPROVE

Subject to a legal agreement relating to the provision of replacement sporting facilities, on surrounding sites, and to the provision of a road crossing facility on Mount Road.

It is considered that the proposal will generally accord with the policies contained within the Development Plan, specifically the Unitary Development Plan Policies E1, E2.3, E2.4, E2.8, E3.5, H2.2, H2.7, R1, L1.2, L1.5, L1.6, LL4 and DC7 and the principles set out in the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Planning Policy Statement 1, Planning Policy Statement 3, Planning Policy Statement 23, Planning Policy Guidance 16, Planning Policy Guidance 17, and the Regional Spatial Strategy in that the development would improve the quality of residential facilities within the area; would improve existing pedestrian footpaths/routes in the vicinity of the site: there would not be any significant impacts on the residential amenities of adjoining occupiers; would contribute to the provision of additional sports facilities, and generally the proposal would provide a high quality facility within the area to the benefit of the wider surrounding community allowing the continuing regeneration of the locality.

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Conditions and/or Reasons

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

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

2) The development hereby approved shall be carried out in accordance with the house type drawings HAM-01, FOW-01, TATRE-01, STU-01, KING-01, SUT-01 AND TAT3-01, and drawings numbered STREET-07 rev A and APT 12, stamped as received by the City Council, as Local Planning Authority, on 19TH September 2007, drawing numbered 1039:L10A rev A, stamped as received by the City Council, as Local Planning Authority, on 5th December 2007, and the letters dated 7th and 1th November 2007, unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to Policies E1, E2.3, E2.4, E2.8, E3.5, H2.2, H2.7, R1, L1.2, L1.5, L1.6, LL4 and DC7 of the Unitary development Plan for the City of Manchester and the principles set out in the Guide to Development in Manchester Supplementary Planning Guidance.

3) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to Policies H2.2 and H2.7 of the Unitary development Plan for the City of Manchester.

4) Notwithstanding the submitted landscape drawing, no development shall commence until a hard and soft landscaping treatment scheme has been 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 the buildings are first occupied. 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, unless otherwise agree in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of

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the area, in accordance with policies H2.2 and H2.7 of the Unitary Development Plan for the City of Manchester.

5) Prior to the commencement of any development, full details of a scheme for the management and maintenance of the hard and soft landscaping around the site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping will then be maintained in accordance with these details unless otherwise approved in writing by the Local Planning Authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out and maintained, pursuant to Policies H2.2, E2.6, E3.1 and E3.5, of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the details shown on the approved plans, no development shall take place until there has been submitted to and approved in writing by the City Council, as local planning authority, a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before any of the approved housing units are occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

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 H2.2, and E3.5, of the Unitary Development Plan for the City of Manchester.

7) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied, pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

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

The Desk Study shall be prepared by a suitably qualified person whose competence to carry out the Desk Study has been approved in writing by the City Council as local planning authority (an "Expert").

In the event of the Preliminary Risk Assessment Desk Study 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

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Investigation Proposal Scheme) 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 Scheme shall be carried out, by an Expert before development commences and the Expert shall prepare 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 Site Investigation Report and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, an Expert has prepared a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy Site Investigation Report) which shall be submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy Site Investigation Report, which shall take precedence over any Remediation Strategy Site Investigation Report or earlier Revised Remediation Strategy Investigation Report.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

9) Before the development commences appropriate residential plots shall be agreed in writing with the City Council, as Local Planning Authority, and a scheme for acoustically insulating this identified residential accommodation against noise from the adjoining railway line shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Reason - To secure a reduction in noise from the adjoining railway line, in order to protect future residents from noise nuisance, pursuant to Policy H2.2, of the Unitary Development Plan for the City of Manchester.

10) Before the development hereby approved commences, full details regarding the waste management strategy for the development, namely the refuse storage space for segregated waste collection and recycling and details of all internal and external storage areas, shall be 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 H2.2 of the adopted Unitary Development Plan for the City of Manchester.

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11) Prior to development commencing on site, details of any proposed external lighting within the site, and adjoining footpaths, must be submitted to and approved in writing by the City Council as Local Planning Authority. The lighting must only be implemented in accordance with the approved details and no external lighting shall be erected on or around the site without the prior written approval of the Local Planning Authority.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation once the development is completed, pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

12) Details of a Travel Plan with the objective of helping to encourage sustainable modes of travel; and including particulars of its implementation and monitoring of effectiveness and how measures to improve effectiveness shall be implemented shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of development commencing on site. For so long as the use is in operation the local planning authority shall be provided with such information as specified in the Travel Plan and all measures that are identified that can improve the effectiveness of the Travel Plan shall be adopted and implemented within a timescale agreed in writing by the local planning authority.

Reason - In accordance with the provisions contained within the Policies of the adopted UDP for the City of Manchester, Planning Policy Statement 1 'Creating Sustainable Communities', 3 'Housing' and the Regional Planning Guidance RPG13.

13) The development shall not be occupied unless accreditation, confirming achievement of the Secured by Design standards in respect of the development has been issued by Greater Manchester Police, unless otherwise agreed in writing by City Council as local planning authority.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

14) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good' or 'excellent' and at least three star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, policies ER13 and DP3 of Regional Planning Guidance for the North West (RPG13) and the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

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15) The finished floor levels shall be set at a minimum level of 63.13m AOD

Reason

To reduce the danger of flood water entering the buildings, pursuant to Policy DC21.1 of the Unitary Development Plan for the City of Manchester.

16) No development approved by this permission shall be commenced until a scheme for the provision and implementation, of a surface water regulation system has been approved by the City Council, as Local Planning Authority in consultation with the Environment Agency. The scheme shall be based on the REFA road and main drainage layout drawing no. 06191/01/1 rev B. The drainage system shall be checked with appropriate climate change allowances. The scheme shall be completed in accordance with the approved plans.

Reason

To reduce the increased risk of flooding, pursuant to Policy DC21.1 of the Unitary Development Plan for the City of Manchester.

17) No clearance of any vegetation, shall be carried out during the optimal period for bird nesting (March to July inclusive), unless nesting birds have been shown to be absent in accordance with details which have been submitted to, and approved in writing by, the City Council, as Local Planning Authority.

Reason - To provide and ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with Policies E2.3 and E2.4 of the adopted Manchester Unitary Development Plan and the Guide to Development in Manchester.

18) Prior to construction commencing, a survey of the ditch, to the north of the development site, for water voles, should be carried out, and the results submitted to, and approved in writing by, the City Council, as Local Planning Authority. Should water voles be found by survey then a method statement must be prepared giving details of how any disturbance to water voles is to be avoided during the course of development, and should be submitted to and in writing by the local planning authority, prior to construction commencing.

Reason - To provide and ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with Policies E2.3 and E2.4 of the adopted Manchester Unitary Development Plan and the Guide to Development in Manchester.

19) Prior to the commencement of development or phase of development on site (including site clearance), a method statement for the control of Japanese Knotweed shall be submitted to, and approved in writing by, the City Council as local planning authority. The development or phase of development shall be implemented in accordance with the approved details.

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Reason - To prevent the spread of Japanese Knotweed and in order to safeguard important wildlife habitats in the area, pursuant to policies E2.3 and E2.4 of the Unitary Development Plan for Manchester (adopted 1995)

20) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no garage shall be used for any purpose which would preclude its use for the parking of a motor vehicle and no development shall be undertaken that would preclude vehicular access to the garage.

Reason - The loss of garage parking space could result in an unacceptable increase in on-street parking and would thereby be detrimental to highway and pedestrian safety, pursuant to of the Unitary Development Plan for the City of Manchester.

21) Notwithstanding the approved drawings, full highway engineering details in relation to traffic calming measures, throughout the scheme, shall be submitted and approved in writing with the Local Planning Authority. The development shall be carried out in accordance with the details thereby approved.

Reason - In the interests of residential amenity and highway safety, pursuant to Policies H2.2 and T3.1 of the Unitary Development Plan for the City of Manchester.

22) No trade or business shall be carried out in the garage, because the use of the garage, including basement area, for trade or business purposes would require a separate grant of planning permission.

Reason - The use of the garage for any use other than ancillary to residential use would constitute development requiring planning permission, pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no garages or extensions or shall be erected other than those expressly authorised by this permission.

Reason -

In order to insure a quality living environment for all residents, pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

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

Reason - In the interest of pedestrian and highway safety, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

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25) All contractors vehicles entering and leaving the site during the construction period shall be properly sheeted.

Reason - To ensure that the proposed development is not prejudicial or a nuisance to adjacent dwellings, and in the interests of public health and amenity, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester

26) Prior to the commencement of works on site, a strategy for the management of construction traffic, including information regarding site approach routes, hours of deliveries, the location of parking for contractors' vehicles and directional signage, shall be submitted to and approved in writing by the City Council as local planning authority. The agreed strategy shall be implemented for the duration of the construction period

Reason - To safeguard the amenity so of nearby residents, pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

27) The bowling green shall not be used outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

8.00 am to 9.00 pm Monday to Saturday
10.00 am to 8.00 pm Sunday

Reason -

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

28) Prior to development commencing on site, details shall be submitted to, and approved in writing by the City Council, as Local Planning Authority, indicating the method and frequency of community involvement in the associated sporting facilities provided, and referred to in the accompanying planning obligation document.

Reason

In order to improve the range and quality of recreational facilities available to the local community, pursuant to policies H2.2, L1.2, L1.5 and L1.6 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: 076572/FO/2005/N2 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.

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

Chief Executive's Landscape Practice Group
Engineering Services
Environmental Health
Contaminated Land Section
Environment Agency
Director Of Housing
GMPTE
Greater Manchester Police
Environment & Operations (Refuse & Sustainability)
Greater Manchester Ecology Unit
Access Officer
Natural England
New East Manchester
Sport England (NW Region)
South Manchester Regeneration
Greater Manchester Archaeological Unit
Corporate Technical Services
The Ramblers Association
Engineering Services
C B A Enterprises Ltd, Sandfold Lane, Manchester, M19 3UU
1 Leybourne Avenue, Manchester, M19 3FG
10 Leybourne Avenue, Manchester, M19 3FG
11 Leybourne Avenue, Manchester, M19 3FG
12 Leybourne Avenue, Manchester, M19 3FG
13 Leybourne Avenue, Manchester, M19 3FG
14 Leybourne Avenue, Manchester, M19 3FG
15 Leybourne Avenue, Manchester, M19 3FG
16 Leybourne Avenue, Manchester, M19 3FG
17 Leybourne Avenue, Manchester, M19 3FG
18 Leybourne Avenue, Manchester, M19 3FG
19 Leybourne Avenue, Manchester, M19 3FG
2 Leybourne Avenue, Manchester, M19 3FG
3 Leybourne Avenue, Manchester, M19 3FG
4 Leybourne Avenue, Manchester, M19 3FG
5 Leybourne Avenue, Manchester, M19 3FG
6 Leybourne Avenue, Manchester, M19 3FG
7 Leybourne Avenue, Manchester, M19 3FG
8 Leybourne Avenue, Manchester, M19 3FG
9 Leybourne Avenue, Manchester, M19 3FG
10 Audley Road, Manchester, M19 3FQ
12 Audley Road, Manchester, M19 3FQ
14 Audley Road, Manchester, M19 3FQ
16 Audley Road, Manchester, M19 3FQ
18 Audley Road, Manchester, M19 3FQ
2 Audley Road, Manchester, M19 3FQ
20 Audley Road, Manchester, M19 3FQ
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24 Audley Road, Manchester, M19 3FQ
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32 Audley Road, Manchester, M19 3FQ

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34 Audley Road, Manchester, M19 3FQ
36 Audley Road, Manchester, M19 3FQ
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4 Audley Road, Manchester, M19 3FQ
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42 Audley Road, Manchester, M19 3FQ
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58 Audley Road, Manchester, M19 3FQ
6 Audley Road, Manchester, M19 3FQ
60 Audley Road, Manchester, M19 3FQ
62 Audley Road, Manchester, M19 3FQ
64 Audley Road, Manchester, M19 3FQ
8 Audley Road, Manchester, M19 3FQ
35 Guildford Road, Manchester, M19 3FZ
37 Guildford Road, Manchester, M19 3FZ
38 Guildford Road, Manchester, M19 3FZ
39 Guildford Road, Manchester, M19 3FZ
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46 Guildford Road, Manchester, M19 3FZ
47 Guildford Road, Manchester, M19 3FZ
48 Guildford Road, Manchester, M19 3FZ
50 Guildford Road, Manchester, M19 3FZ
2 Baslow Avenue, Manchester, M19 3GG
4 Baslow Avenue, Manchester, M19 3GG
6 Baslow Avenue, Manchester, M19 3GG
8 Baslow Avenue, Manchester, M19 3GG
10 Baslow Avenue, Manchester, M19 3GG
12 Baslow Avenue, Manchester, M19 3GG
14 Baslow Avenue, Manchester, M19 3GG
16 Baslow Avenue, Manchester, M19 3GG
301 Mount Road, Manchester, M19 3ET
Unit 5, Sandfold Lane, Manchester, M19 3BJ
Unit 1, Sandfold Lane, Manchester, M19 3BJ
Unit 6, Sandfold Lane, Manchester, M19 3BJ
F E Jones, Mount Road, Manchester, M19 3ET
Flat 4, 303 Mount Road, Manchester, M19 3ET
269 Barlow Road, Manchester, M19 3HQ
271 Barlow Road, Manchester, M19 3HQ
273 Barlow Road, Manchester, M19 3HQ
275 Barlow Road, Manchester, M19 3HQ
277 Barlow Road, Manchester, M19 3HQ
279 Barlow Road, Manchester, M19 3HQ
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283 Barlow Road, Manchester, M19 3HQ

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285 Barlow Road, Manchester, M19 3HQ
287 Barlow Road, Manchester, M19 3HQ
331 Mount Road, Manchester, M19 3HW
339 Mount Road, Manchester, M19 3HW
341 Mount Road, Manchester, M19 3HW
343 Mount Road, Manchester, M19 3HW
345 Mount Road, Manchester, M19 3HW
347 Mount Road, Manchester, M19 3HW
349 Mount Road, Manchester, M19 3HW
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353 Mount Road, Manchester, M19 3HW
355 Mount Road, Manchester, M19 3HW
357 Mount Road, Manchester, M19 3HW
359 Mount Road, Manchester, M19 3HW
361 Mount Road, Manchester, M19 3HW
363 Mount Road, Manchester, M19 3HW
Manchester Corporation, Sandfold Lane, Manchester, M19 3BJ
Unit 1a, Sandfold Lane, Manchester, M19 3BJ
Unit F, Sandfold Lane, Manchester, M19 3BJ
Unit 16, Sandfold Lane, Manchester, M19 3BJ
280 Mount Road, Manchester, M19 3HN
282 Mount Road, Manchester, M19 3HN
284 Mount Road, Manchester, M19 3HN
286 Mount Road, Manchester, M19 3HN
8 Marquis Street, Manchester, M19 3JZ
138 Holmcroft Road, Manchester, M18 7NG
140 Holmcroft Road, Manchester, M18 7NG
142 Holmcroft Road, Manchester, M18 7NG
144 Holmcroft Road, Manchester, M18 7NG
146 Holmcroft Road, Manchester, M18 7NG
148 Holmcroft Road, Manchester, M18 7NG
St Albans Rc High School, Holmcroft Road, Manchester, M18 7NG
Plasman (lamine Products) Ltd, Plasman Industrial Centre, Marquis Street,
Manchester, M19 3JH
Mallatite Plastics Ltd, Sandfold Lane, Manchester, M19 3FT
49 Guildford Road, Manchester, M19 3ER
51 Guildford Road, Manchester, M19 3ER
53 Guildford Road, Manchester, M19 3ER
55 Guildford Road, Manchester, M19 3ER
57 Guildford Road, Manchester, M19 3ER
59 Guildford Road, Manchester, M19 3ER
61 Guildford Road, Manchester, M19 3ER
63 Guildford Road, Manchester, M19 3ER
65 Guildford Road, Manchester, M19 3ER
67 Guildford Road, Manchester, M19 3ER
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71 Guildford Road, Manchester, M19 3ER
73 Guildford Road, Manchester, M19 3ER
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52 Matthews Lane, Manchester, M19 3ES
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76 Matthews Lane, Manchester, M19 3ES
78 Matthews Lane, Manchester, M19 3ES
80 Matthews Lane, Manchester, M19 3ES
303 Mount Road, Manchester, M19 3ET
1 Cranmere Avenue, Manchester, M19 3FR
11 Cranmere Avenue, Manchester, M19 3FR
13 Cranmere Avenue, Manchester, M19 3FR
15 Cranmere Avenue, Manchester, M19 3FR
17 Cranmere Avenue, Manchester, M19 3FR
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6 Cranmere Avenue, Manchester, M19 3FR
7 Cranmere Avenue, Manchester, M19 3FR
8 Cranmere Avenue, Manchester, M19 3FR
9 Cranmere Avenue, Manchester, M19 3FR
260 Mount Road, Manchester, M19 3FS
262 Mount Road, Manchester, M19 3FS
264 Mount Road, Manchester, M19 3FS
266 Mount Road, Manchester, M19 3FS
268 Mount Road, Manchester, M19 3FS
270 Mount Road, Manchester, M19 3FS
272 Mount Road, Manchester, M19 3FS
288 Mount Road, Manchester, M19 3HN
290 Mount Road, Manchester, M19 3HN
292 Mount Road, Manchester, M19 3HN
294 Mount Road, Manchester, M19 3HN
296 Mount Road, Manchester, M19 3HN
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308 Mount Road, Manchester, M19 3HN
310 Mount Road, Manchester, M19 3HN
312 Mount Road, Manchester, M19 3HN
314 Mount Road, Manchester, M19 3HN
316 Mount Road, Manchester, M19 3HN
318 Mount Road, Manchester, M19 3HN
261 Barlow Road, Manchester, M19 3HQ
263 Barlow Road, Manchester, M19 3HQ
265 Barlow Road, Manchester, M19 3HQ
307 Barlow Road, Manchester, M19 3JF
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1 St Marks Street, Manchester, M19 3HG
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1 Field Bank Grove, Manchester, M19 3HL
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3 Field Bank Grove, Manchester, M19 3HL
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6 Field Bank Grove, Manchester, M19 3HL
7 Field Bank Grove, Manchester, M19 3HL
8 Field Bank Grove, Manchester, M19 3HL
9 Field Bank Grove, Manchester, M19 3HL
295 Barlow Road, Manchester, M19 3HQ
Ryecroft Cottage, Mount Road, Manchester, M19 3HW
Unit 19, Sandfold Lane, Manchester, M19 3BJ
1 Norley Drive, Manchester, M19 3FX
2 Norley Drive, Manchester, M19 3FX
3 Norley Drive, Manchester, M19 3FX
4 Norley Drive, Manchester, M19 3FX
5 Norley Drive, Manchester, M19 3FX
6 Norley Drive, Manchester, M19 3FX
7 Norley Drive, Manchester, M19 3FX
8 Norley Drive, Manchester, M19 3FX
1 Baslow Avenue, Manchester, M19 3GG
3 Baslow Avenue, Manchester, M19 3GG
5 Baslow Avenue, Manchester, M19 3GG
7 Baslow Avenue, Manchester, M19 3GG
9 Baslow Avenue, Manchester, M19 3GG
11 Baslow Avenue, Manchester, M19 3GG
13 Baslow Avenue, Manchester, M19 3GG
215 Barlow Road, Manchester, M19 3HD
217 Barlow Road, Manchester, M19 3HD
1 Byrom Avenue, Manchester, M19 3HR
2 Byrom Avenue, Manchester, M19 3HR
3 Byrom Avenue, Manchester, M19 3HR
4 Byrom Avenue, Manchester, M19 3HR
5 Byrom Avenue, Manchester, M19 3HR
6 Byrom Avenue, Manchester, M19 3HR
8 Byrom Avenue, Manchester, M19 3HR
10 Byrom Avenue, Manchester, M19 3HR
12 Byrom Avenue, Manchester, M19 3HR
14 Byrom Avenue, Manchester, M19 3HR
16 Byrom Avenue, Manchester, M19 3HR
18 Byrom Avenue, Manchester, M19 3HR
20 Byrom Avenue, Manchester, M19 3HR
22 Byrom Avenue, Manchester, M19 3HR
24 Byrom Avenue, Manchester, M19 3HR
26 Byrom Avenue, Manchester, M19 3HR
28 Byrom Avenue, Manchester, M19 3HR
2A Byrom Avenue, Manchester, M19 3HR
4A Byrom Avenue, Manchester, M19 3HR
2 Provident Avenue, Manchester, M19 3HT
4 Provident Avenue, Manchester, M19 3HT
6 Provident Avenue, Manchester, M19 3HT
8 Provident Avenue, Manchester, M19 3HT

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10 Provident Avenue, Manchester, M19 3HT
1 Greystoke Avenue, Manchester, M19 3JR
3 Greystoke Avenue, Manchester, M19 3JR
5 Greystoke Avenue, Manchester, M19 3JR
7 Greystoke Avenue, Manchester, M19 3JR
9 Greystoke Avenue, Manchester, M19 3JR
11 Greystoke Avenue, Manchester, M19 3JR
13 Greystoke Avenue, Manchester, M19 3JR
15 Greystoke Avenue, Manchester, M19 3JR
2 Peter Moss Way, Manchester, M19 3JS
4 Peter Moss Way, Manchester, M19 3JS
6 Peter Moss Way, Manchester, M19 3JS
Units 14 To 15, Sandfold Lane, Manchester, M19 3BJ
Unit 10, Sandfold Lane, Manchester, M19 3BJ
319 Barlow Road, Manchester, M19 3JF
321 Barlow Road, Manchester, M19 3JF
335 Barlow Road, Manchester, M19 3JF
341A Barlow Road, Manchester, M19 3JF
1 Marquis Street, Manchester, M19 3JZ
2 Marquis Street, Manchester, M19 3JZ
3 Marquis Street, Manchester, M19 3JZ
5 Marquis Street, Manchester, M19 3JZ
10-12 Marquis Street, Manchester, M19 3JZ
6 Marquis Street, Manchester, M19 3JZ
257-259 Barlow Road, Manchester, M19 3HQ
289-291 Barlow Road, Manchester, M19 3HQ
293 Barlow Road, Manchester, M19 3HQ
150 Holmcroft Road, Manchester, M18 7NG
152 Holmcroft Road, Manchester, M18 7NG
154 Holmcroft Road, Manchester, M18 7NG
156 Holmcroft Road, Manchester, M18 7NG
158 Holmcroft Road, Manchester, M18 7NG
160 Holmcroft Road, Manchester, M18 7NG
162 Holmcroft Road, Manchester, M18 7NG
164 Holmcroft Road, Manchester, M18 7NG
166 Holmcroft Road, Manchester, M18 7NG
168 Holmcroft Road, Manchester, M18 7NG
170 Holmcroft Road, Manchester, M18 7NG
172 Holmcroft Road, Manchester, M18 7NG
174 Holmcroft Road, Manchester, M18 7NG
176 Holmcroft Road, Manchester, M18 7NG
178 Holmcroft Road, Manchester, M18 7NG
180 Holmcroft Road, Manchester, M18 7NG
182 Holmcroft Road, Manchester, M18 7NG
184 Holmcroft Road, Manchester, M18 7NG
186 Holmcroft Road, Manchester, M18 7NG
188 Holmcroft Road, Manchester, M18 7NG
190 Holmcroft Road, Manchester, M18 7NG
192 Holmcroft Road, Manchester, M18 7NG
194 Holmcroft Road, Manchester, M18 7NG
196 Holmcroft Road, Manchester, M18 7NG
198 Holmcroft Road, Manchester, M18 7NG
200 Holmcroft Road, Manchester, M18 7NG
202 Holmcroft Road, Manchester, M18 7NG
204 Holmcroft Road, Manchester, M18 7NG

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206 Holmcroft Road, Manchester, M18 7NG
208 Holmcroft Road, Manchester, M18 7NG
17 Westlea Drive, Manchester, M18 7NR
19 Westlea Drive, Manchester, M18 7NR
21 Westlea Drive, Manchester, M18 7NR
23 Westlea Drive, Manchester, M18 7NR
53 Wembley Road, Manchester, M18 7PX
55 Wembley Road, Manchester, M18 7PX
57 Wembley Road, Manchester, M18 7PX
59 Wembley Road, Manchester, M18 7PX
61 Wembley Road, Manchester, M18 7PX
63 Wembley Road, Manchester, M18 7PX
65 Wembley Road, Manchester, M18 7PX
67 Wembley Road, Manchester, M18 7PX
69 Wembley Road, Manchester, M18 7PX
71 Wembley Road, Manchester, M18 7PX
73 Wembley Road, Manchester, M18 7PX
75 Wembley Road, Manchester, M18 7PX
77 Wembley Road, Manchester, M18 7PX
79 Wembley Road, Manchester, M18 7PX
81 Wembley Road, Manchester, M18 7PX
83 Wembley Road, Manchester, M18 7PX
85 Wembley Road, Manchester, M18 7PX
87 Wembley Road, Manchester, M18 7PX
89 Wembley Road, Manchester, M18 7PX
91 Wembley Road, Manchester, M18 7PX
93 Wembley Road, Manchester, M18 7PX
247 Mount Road, Manchester, M18 7QR
11 Fellbrigg Close, Manchester, M18 7QU
13 Fellbrigg Close, Manchester, M18 7QU
15 Fellbrigg Close, Manchester, M18 7QU
17 Fellbrigg Close, Manchester, M18 7QU
19 Fellbrigg Close, Manchester, M18 7QU
21 Fellbrigg Close, Manchester, M18 7QU
23 Fellbrigg Close, Manchester, M18 7QU
25 Fellbrigg Close, Manchester, M18 7QU
27 Fellbrigg Close, Manchester, M18 7QU
29 Fellbrigg Close, Manchester, M18 7QU
31 Fellbrigg Close, Manchester, M18 7QU
33 Fellbrigg Close, Manchester, M18 7QU
35 Fellbrigg Close, Manchester, M18 7QU
37 Fellbrigg Close, Manchester, M18 7QU
39 Fellbrigg Close, Manchester, M18 7QU
41 Fellbrigg Close, Manchester, M18 7QU
10 Sandown Crescent, Manchester, M18 7WG
12 Sandown Crescent, Manchester, M18 7WG
14 Sandown Crescent, Manchester, M18 7WG
16 Sandown Crescent, Manchester, M18 7WG
18 Sandown Crescent, Manchester, M18 7WG
2 Sandown Crescent, Manchester, M18 7WG
20 Sandown Crescent, Manchester, M18 7WG
22 Sandown Crescent, Manchester, M18 7WG
24 Sandown Crescent, Manchester, M18 7WG
26 Sandown Crescent, Manchester, M18 7WG
28 Sandown Crescent, Manchester, M18 7WG

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30 Sandown Crescent, Manchester, M18 7WG
32 Sandown Crescent, Manchester, M18 7WG
34 Sandown Crescent, Manchester, M18 7WG
36 Sandown Crescent, Manchester, M18 7WG
38 Sandown Crescent, Manchester, M18 7WG
4 Sandown Crescent, Manchester, M18 7WG
40 Sandown Crescent, Manchester, M18 7WG
6 Sandown Crescent, Manchester, M18 7WG
8 Sandown Crescent, Manchester, M18 7WG
131 Holmcroft Road, Manchester, M18 7WQ
133 Holmcroft Road, Manchester, M18 7WQ
135 Holmcroft Road, Manchester, M18 7WQ
147 Holmcroft Road, Manchester, M18 7WQ
149 Holmcroft Road, Manchester, M18 7WQ
151 Holmcroft Road, Manchester, M18 7WQ
153 Holmcroft Road, Manchester, M18 7WQ
155 Holmcroft Road, Manchester, M18 7WQ
157 Holmcroft Road, Manchester, M18 7WQ
159 Holmcroft Road, Manchester, M18 7WQ
161 Holmcroft Road, Manchester, M18 7WQ
163 Holmcroft Road, Manchester, M18 7WQ
165 Holmcroft Road, Manchester, M18 7WQ
167 Holmcroft Road, Manchester, M18 7WQ
169 Holmcroft Road, Manchester, M18 7WQ
171 Holmcroft Road, Manchester, M18 7WQ
173 Holmcroft Road, Manchester, M18 7WQ
175 Holmcroft Road, Manchester, M18 7WQ
177 Holmcroft Road, Manchester, M18 7WQ
1 Harlow Drive, Manchester, M18 7WS
2 Harlow Drive, Manchester, M18 7WS
3 Harlow Drive, Manchester, M18 7WS
4 Harlow Drive, Manchester, M18 7WS
5 Harlow Drive, Manchester, M18 7WS
6 Harlow Drive, Manchester, M18 7WS
7 Harlow Drive, Manchester, M18 7WS
8 Harlow Drive, Manchester, M18 7WS
Bungalow, Mount Road, Manchester, M18 7GR
School Bungalow, Holmcroft Road, Manchester, M18 7NG
Mellands Playing Fields, Mount Road, Manchester, M18 7QR
102 Hemsworth Road, Manchester, M18 7SD
104 Hemsworth Road, Manchester, M18 7SD
115 Wembley Road, Manchester, M18 7WF
117 Wembley Road, Manchester, M18 7WF
119 Wembley Road, Manchester, M18 7WF
121 Wembley Road, Manchester, M18 7WF
Gorton Mount Infant School, Mount Road, Manchester, M18 7GR
Melland School, Holmcroft Road, Manchester, M18 7NG
The Bungalow, St Albans Roman Catholic High School, Holmcroft Road,
Manchester, M18 7NG
Ryecroft Cottage, Gytes Lane, Manchester, M19 3HW
Flat 1, 303 Mount Road, Manchester, M19 3ET
Flat 2, 303 Mount Road, Manchester, M19 3ET
Flat 3, 303 Mount Road, Manchester, M19 3ET
1 Bournville Grove, Manchester, M19 3HJ
3 Bournville Grove, Manchester, M19 3HJ

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5 Bournville Grove, Manchester, M19 3HJ
7 Bournville Grove, Manchester, M19 3HJ
9 Bournville Grove, Manchester, M19 3HJ
11 Bournville Grove, Manchester, M19 3HJ
11A Bournville Grove, Manchester, M19 3HJ
15 Bournville Grove, Manchester, M19 3HJ
17 Bournville Grove, Manchester, M19 3HJ
19 Bournville Grove, Manchester, M19 3HJ
21 Bournville Grove, Manchester, M19 3HJ
23 Bournville Grove, Manchester, M19 3HJ
24 Bournville Grove, Manchester, M19 3HJ
22 Bournville Grove, Manchester, M19 3HJ
20 Bournville Grove, Manchester, M19 3HJ
18 Bournville Grove, Manchester, M19 3HJ
16 Bournville Grove, Manchester, M19 3HJ
14 Bournville Grove, Manchester, M19 3HJ
12 Bournville Grove, Manchester, M19 3HJ
10 Bournville Grove, Manchester, M19 3HJ
8 Bournville Grove, Manchester, M19 3HJ
6 Bournville Grove, Manchester, M19 3HJ
4 Bournville Grove, Manchester, M19 3HJ
2 Bournville Grove, Manchester, M19 3HJ
Ryecroft Cottage, Sandfold Lane, Manchester, M19 3HW
The Bungalow, St Albans Rc High School, Holmcroft Road, Manchester, M18 7NG
School Bungalow, Spurley Hey High School Upper, Mount Road, Manchester, M18 7GR
255-259 Barlow Road, Manchester, M19 3HQ
Levenshulme Autopoint, 295 Barlow Road, Manchester, M19 3HQ
St Albans Roman Catholic High Lower School, Holmcroft Road, Manchester, M18 7NG
D G Smith, Marquis Street, Manchester, M19 3JH
P Gosling, Marquis Street, Manchester, M19 3JH
Manchester Transport Employees Social And Athlete, Mount Road, Manchester, M19 3ET
Mellands Fields, Mount Road, Manchester, M18 7QR
P Molloy And Co Limited, Mount Road, Manchester, M19 3ET
Spurley Hey High School, Mount Road, Manchester, M18 7GR
Plastics Manchester Limited, Peter Moss Way, Manchester, M19 3JH
Unit 4, Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3JP
Yard 6 Trading As Hags, Printworks Lane, Manchester, M19 3JP
Felglin Limited, Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3JP
Front Unit, T Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3JP
Unit A Part, Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3JP
Unit T Rear, Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3JP
Sky Scaffolding, Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3JP
Thomas House, Printworks Lane, Manchester, M19 3JP
Unit B, Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3JP
Unit D, Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3JP
Unit E1, Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3JP

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Unit E2, Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3JP
Unit F, Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3JP
Unit M, Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3JP
Unit N, Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3JP
Unit N1, Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3JP
Unit N2, Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3JP
Unit U, Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3JP
Unit G1, Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3JP
Greater Manchester Waste Disposal Authority, Sandfold Lane, Manchester,
M19 3HW
J Pollitt, Sandfold Lane, Manchester, M19 3HW
James Ashall, Sandfold Lane, Manchester, M19 3HW
Mallatite Plastics Limited, Sandfold Lane, Manchester, M19 3HW
Robert R Stockfis Manchester Limited, Sandfold Lane, Manchester, M19 3HW
Plasman Industrial Centre, Marquis Street, Manchester, M19 3JH
Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3JP
T Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3JP
School Land And Buildings, Wembley Road, Manchester,
1 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
3 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
5 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
7 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
9 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
11 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
15 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
17 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
19 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
21 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
23 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
25 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
27 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
29 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
31 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
33 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
35 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
37 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
39 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
41 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
43 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
45 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
47 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
49 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
51 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
53 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
55 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
57 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
59 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
61 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
63 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
65 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
67 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
69 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
71 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
73 Rawsthorne Avenue, Manchester, Manchester, M18 7GA
75 Rawsthorne Avenue, Manchester, Manchester, M18 7GA

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18 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
20 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
22 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
24 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
26 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
28 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
30 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
32 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
34 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
36 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
38 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
40 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
42 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
44 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
46 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
48 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
50 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
52 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
54 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
56 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
58 Rawsthorne Avenue, Manchester, Manchester, M18 7GB
1 Fallow Avenue, Manchester, Manchester, M18 7GD
2 Fallow Avenue, Manchester, Manchester, M18 7GD
3 Fallow Avenue, Manchester, Manchester, M18 7GD
4 Fallow Avenue, Manchester, Manchester, M18 7GD
Room 1, 335 Barlow Road, Manchester, M19 3JF
Room 2, 335 Barlow Road, Manchester, M19 3JF
Room 3, 335 Barlow Road, Manchester, M19 3JF
Room 4, 335 Barlow Road, Manchester, M19 3JF
Room 5, 335 Barlow Road, Manchester, M19 3JF
Room 6, 335 Barlow Road, Manchester, M19 3JF
Room 7, 335 Barlow Road, Manchester, M19 3JF
Room 8, 335 Barlow Road, Manchester, M19 3JF
Room 9, 335 Barlow Road, Manchester, M19 3JF
Room 10, 335 Barlow Road, Manchester, M19 3JF
Room 11, 335 Barlow Road, Manchester, M19 3JF
Room 12, 335 Barlow Road, Manchester, M19 3JF
Room 13, 335 Barlow Road, Manchester, M19 3JF
Room 14, 335 Barlow Road, Manchester, M19 3JF
Room 15, 335 Barlow Road, Manchester, M19 3JF
Small Wonders Nursey, Connaughton House, Mount Road, Manchester, M19
3BH
Partsliner Ltd, 8 Marquis Street, Manchester, M19 3JZ
Plastics (manchester) Ltd, Plasman Industrial Centre Peter Moss Way,
Manchester, M19 3PX
13 Bournville Grove, Manchester, M19 3HJ
Barlow Road Mini Market, 341 Barlow Road, Manchester, M19 3JF
Descaling Services Ltd, Nelstrop Road, Manchester, M19 3JL
2a, Byrom Avenue, Manchester, M19 3HR
4a, Byrom Avenue, Manchester, M19 3HR
S & D Tyres, Unit 14-15, Sandfold Lane, Manchester, M19 3BJ
A & M Motors, Levenshulme Trading Estate Printworks Lane, Manchester, M19
3JP
O'connor Utilities Ltd, Unit 10, Sandfold Lane, Manchester, M19 3BJ
341a, Barlow Road, Manchester, M19 3JF

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South Manchester Diesel Services, 6 Marquis Street, Manchester, M19 3JZ
M & K Sewing Machines, 257-259, Barlow Road, Manchester, M19 3HQ
Sivori, 289-291, Barlow Road, Manchester, M19 3HQ
The Polygon, 293 Barlow Road, Manchester, M19 3HQ
Greater Manchester Transport Club, 301 Mount Road, Manchester, M19 3ET
Sky Scaffolding Ltd, Unit 5, Sandfold Lane, Manchester, M19 3BJ
Doman Auto Safety Centre, Unit 1, Sandfold Lane, Manchester, M19 3BJ
F & P, Unit 6, Sandfold Lane, Manchester, M19 3BJ
F E Jones Builder Ltd, 303 Mount Road, Manchester, M19 3ET
Paton Brown Ltd, Calico House, Levenshulme Trading Estate Printworks Lane,
Manchester, M19 3JP
Manchester Corporation Waste, Sandfold Lane, Manchester, M19 3BJ
Unit 17, Sandfold Lane, Manchester, M19 3BJ
R & K, Unit 19, Sandfold Lane, Manchester, M19 3BJ
Raymac, Unit 7, Sandfold Lane, Manchester, M19 3BJ
D M K Plant Hire Ltd, Unit 16, Sandfold Lane, Manchester, M19 3BJ
N M C, Unit 13, Sandfold Lane, Manchester, M19 3BJ
Cornbrook Ltd, Unit 6, Sandfold Lane, Manchester, M19 3BJ
Unit 4, Sandfold Lane, Manchester, M19 3BJ
Unit 18, Sandfold Lane, Manchester, M19 3BJ
Unit 2, Sandfold Lane, Manchester, M19 3BJ
H & C (plant Hire) Ltd, Nelstrop Road, Manchester, M19 3JL
4 Design, Calico House, Levenshulme Trading Estate Printworks Lane,
Manchester, M19 3JP
React Comms Ltd, Unit 18a, Sandfold Lane, Manchester, M19 3BJ
Thomas House, Levenshulme Trading Estate Printworks Lane, Manchester,
M19 3JP
Nearly New Tyres Ltd, Unit F, Sandfold Lane, Manchester, M19 3BJ
M Roche & Sons, Unit 7, Sandfold Lane, Manchester, M19 3BJ
1 Rawsthorne Avenue, Manchester, M18 7GA
11 Rawsthorne Avenue, Manchester, M18 7GA
15 Rawsthorne Avenue, Manchester, M18 7GA
10 Rawsthorne Avenue, Manchester, M18 7GB
12 Rawsthorne Avenue, Manchester, M18 7GB
14 Rawsthorne Avenue, Manchester, M18 7GB
16 Rawsthorne Avenue, Manchester, M18 7GB
1 Fallow Avenue, Manchester, M18 7GD
3 Fallow Avenue, Manchester, M18 7GD
2 Fallow Avenue, Manchester, M18 7GD
4 Fallow Avenue, Manchester, M18 7GD
Cedar Mount High School, Matthews Lane, Manchester, M18 7SP
Mount Road Infant School, 173 Mount Road, Manchester, M18 7QG

Representations were received from the following third parties:

J.Cuppello, 292 Mount Road, Levenshulme, Manchester
Ella Speirs, 167 Holmcroft Road, Gorton, Manchester
Gillian Edwards, 8 Cranmere Avenue, Levenshulme, Manchester
crispin edwards, 8 cranmere avenue
Siobhan O'loughlin, 6 sandown crescent , Gorton , Manchester

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