

## List No. 10

<b>Rusholme Ward</b>	<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>
	079850/FU/2006/N2	30th Oct 2006	31st May 2007

**Proposal** Change of use of supermarket (formerly Kwik Save) to restaurant and laying out of 53 car parking spaces in former supermarket car park

**Location** 130/142 Wilmslow Road And 540/544 Claremont Road, Rusholme

**Applicant** Edgeburry Properties Ltd 651a Mauldeth Road West, Chorlton, Manchester, M21 7SA

**Agent** Alan Bennett 5 Towncroft Avenue, Middleton, Manchester, M24 5DA

### Description

This application relates to vacant premises, last used in May 2006, as a Kwik Save Supermarket. The premises are mostly high level single storey, with a 2 storey element along the Wilmslow Road frontage of the property. The premises lie towards the edge of Rusholme centre and to the north of the property is a public house and vacant commercial building, and opposite the site, to the east are a number of A1, A2 and A3 properties. Otherwise the site is surrounded by residential properties to the north-west, west and south. It is proposed to convert the premises into a ground floor restaurant with a seating capacity of 626, with ancillary accommodation in the two storey element, of the building, including reception area, toilets and staff and prayer rooms. It is also proposed to provide a small ancillary A1 area for sweet products. It is intended that the use would cater for banquets, parties and wedding parties, in addition to the day to day restaurant operation. The main public access to the premises would be from Wilmslow Road. As part of the proposal, the existing, former supermarket, car park will be laid out to provide 53 car parking spaces, 3 of which would be marked for use by a disabled person, with separate vehicular entry and exit points created onto Claremont Road. Designated areas are also proposed for motor cycle and bicycle parking. The main elevational alterations proposed are to the Wilmslow Road elevation of the building. Otherwise, the building would be mostly unaltered, other than the removal of a large roller shutter door and provision of a new fire exit door, on the rear elevation. The proposed hours of operation are Noon to Midnight 7 days a week. As part of the application, a retail impact assessment has been provided by the applicants, which seeks to make a case for the proposal at this location. This report concludes that there are a number of food establishments within the centre, which are typically patronised throughout the day and significantly enhance the busy and vibrant atmosphere along this part of Wilmslow Road, and that the proposed change of use would do nothing to alter this situation and therefore would not have a detrimental effect on the vitality and viability of the district centre.

### Consultations

Local residents/Adjoining occupiers - 7 letters of objection have been received, on the following grounds:

- The loss of the supermarket from this location and the impact this will have on local residents, many of whom are pensioners with limited access to other means of transport, and who have difficulty accessing the nearest A1 food retail

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outlets, which lie outside the area. There is therefore no longer any provision, for local residents of affordable basic provisions. To replace this valuable resource with another restaurant will not help regeneration efforts in this area.

- There are too many shops along Wilmslow Road, which are already in use as restaurants, with no basic food shops at all.
- The car park has limited natural surveillance and will be a magnet for crime.
- The area is already saturated with on-street parking difficulties, and the proposal would remove some existing parking facilities and replace it with a significant demand for further on-street parking in the area, to the detriment of local residents.
- It will cause an increase in the noise levels late at night, due to long opening hours, cars coming and going and general noise from customers.

Ward Councillors - A letter of objection has been received from the 3 Rusholme ward councillors. They believe that this site should remain a supermarket as Rusholme needs a large easily-accessible supermarket and cannot afford to lose permanently this central retail location. They consider that a large restaurant would also bring yet more parking chaos. Only 53 parking spaces are proposed, yet such a large restaurant would attract visitors from around the county and region by the hundreds. Furthermore, they refer to the report on Manchester's local centres agreed by Council Executive in February 2007, which stated specifically, regarding Rusholme, that:

"Strengthening the retail offer for local residents, especially food retailing, will be important in improving facilities for local residents;"

The councillors state that they agree absolutely with the Council's own findings. Therefore they believe that the Council must refuse the "change of use" consent needed to turn the former supermarket into a restaurant.

Rusholme and Fallowfield Civic Society - Objects to the proposal for the following reasons:

- The proposal is for a restaurant on a scale not hitherto seen in Rusholme, which is characterised by small to medium sized restaurants.
- It will contribute to the continuing destruction of community facilities, which are vital if the area is to be regenerated for its citizens.
- It will intrude significantly on local residents, particularly those on Claremont Road.
- The car park presently provides some relief for local residents, in the early evening, whose frontages are constantly occupied by the vehicles of visitors.
- The south Manchester Regeneration Team are looking to improve significantly the economic viability, social cohesion and economic wellbeing of Rusholme, and the removal of the only general retail outlet at the south end of Rusholme, can only be seen as a retrograde step.

Moon Grove Residents Association - Object due to 1) Loss of amenity of the retail function, the Kwiksave store, or its successor. Local Rusholme residents should have access to a general shopping facility without having to use a car or public transport to carry heavy bags of shopping, this is particularly important to older and disabled residents. 2) The proposed new banqueting facility will have a severe impact on traffic and parking. In both respects Rusholme is severely congested. The additional possibility of 400+ cars in the area without any proper parking facilities, (and there is insufficient at present), will cause further chaos

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both to residents trying access their homes and the over-stretched public transport.

Head of Engineering - Made a general comment that levels of current on street parking caused by buisness activies in the area during evening periods are of particular concern, as residents have difficulties in finding parking spaces near to their homes. It was also stated that the level of parking spaces proposed is grossly unacceptable due to the location of the proposed development. Further comments were also raised, as follows:

- A servicing strategy must be submitted stating parking locations, times and type of vehicle - The applicant states that deliveries will take place between 7.00am and noon and will generally be by 'transit' type van. These will drive into the car park at the rear of the building for delivery of goods..

- Due to the size and type of the proposed restaurant it is envisaged that wedding parties extra would be catered for. The applicant is to state if this is correct and where coaches are to be parked - The applicant states that any coaches will 'drop-off' in the existing lay-by in Wilmslow Road, or on a designated point on Platt Lane, at the times when the lay-by is being used by taxis.

- The applicant must submit a strategy to protect the existing limited parking for the surrounding residents - The applicants state that they will dissuade any residents from parking on Claremont Road

- Segregated refuse storage and collection must be addressed - The applicant has indicated where refuse storage would be provided on site.

- The owner is to dedicate the land which at present is a loading bay, otherwise they must enter a 278 agreement to reinstate back to its original alignment - The applicants state that there is no change to this lay-by so there is no requirement for reinstatement under highways legislation.

- We understand that there is a current agreement between the local residents and supermarket that the car park is used for general use outside the supermarkets working hours - This is true although the applicants wish to operate later in the evening, when the car park was most commonly used by residents, and Greater Manchester Police have requested that the car park is closed when the premises are closed.

Further comments are awaited from the Head of Engineering, in response to the applicants comments. These comments will be reported to the Committee.

Head of Environmental Health - No objections, subject to conditions relating to matters such as control of noise, fumes, hours of operation, refuse storage and deliveries.

Environment & Operations - No objections received.

Greater Manchester Police - No objections in principle, but feel that it is essential that the car park can be closed off when the building is not in use.

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South Manchester Regeneration - State that they have liaised with the Ward Support Officer for Rusholme and this represents a joint response. They would like to record objections from Regeneration and Ward Co-ordination to the application as change of use would exacerbate existing problems in the area and would mean the loss of a valuable retail site that could not be replaced. They state that the context is set out in the SRF for Central Manchester and in the draft Local Plan for Moss Side and Rusholme District Centre. The draft Local Plan;

identifies the fact that Rusholme District Centre does not perform well in terms of local retail facilities for food and non-food.

identifies that parking is a significant issue, particularly at its busiest time in the evening

recommends strengthening Rusholme District Centre to perform better in serving the local area by controlling the amount of A3/A4/A5 uses by means of planning controls

recommends a review of parking restrictions and charges

points out that there are very limited physical development opportunities within the Centre boundary

They state that this planning application for change of use is problematic because it would worsen existing problems and would not alleviate any of them. It would mean:

the permanent loss of the largest site for food and non-food retail in the centre; this is a resource that cannot be replaced

generation of significant additional traffic into an area that already experiences severe problems

the creation of another restaurant in an already crowded market, thereby risking the financial viability of existing restaurants

In conclusion, they state that, given the scarcity of sites for retail, the protection of retail use for this site is vitally important for the city council's regeneration strategy for the district centre.

## Issues

Regional Planning Guidance - Policy DP1 encourages the re-use of buildings, particularly those which are accessible by way of public transport, walking or cycling. Policy UR3 promotes social inclusion through urban accessibility and mobility. Policy UR4 encourages the redevelopment and re-use of vacant buildings.

Planning Policy Statement Note 6 (PPS6): Town Centres and Retail Development

This government guidance on retail development was published in June 1996 and post dates adoption of the Unitary Development Plan. It seeks to promote new retail proposals within existing town centres and other retail centres identified in development plans, and to protect the vitality and viability of existing retail centres.

UDP - The site is unallocated in the plan.

Policy RF1 sets out general policy principles for the Rusholme and Fallowfield area and in particular that "the Council will have regard to the general policies in

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Part 1 of the Plan in order to... b) protect and enhance the role of the Rusholme District Centre in serving the needs of local residents whilst making the most of its distinctive character in the interests of the City as a whole".

Policy H2.2 states that the Council will not allow development which will have an unacceptable impact on residential areas. The matters which the Council will consider in coming to such decisions will include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Policy DC10 states that food and drink uses are normally acceptable in the City Centre, commercial areas, district shopping centres and parades of more than 8 units. They are not accepted where they are adjoining residential accommodation on the ground floor or separated from it by a narrow passage.

Policy E3.3 relates to sites along radial routes, which includes Wilmslow Road, and seeks to ensure that all new development, along these routes, is of the highest quality.

Policy DC13.1 relates to non-retail uses in shopping areas and states that, in determining such applications, the Council will have regard to:

a) the contribution of the proposed activity to the viability and vitality of the shopping area; b) the contribution the proposed development would make in terms of urban regeneration; c) the availability of adequate, safe and convenient arrangements for car parking and servicing; d) the effect of the proposed development on the street scene; and e) the balance between retail and non-retail uses in the shopping area.

Policy S1.2 states that the Council will encourage the improvement and redevelopment of existing District Centres in order to ensure that they remain the focus for both shopping and a full range of community facilities

Policy S2.1 relates to the provision of good quality local and convenient shopping facilities within easy reach of people's homes. It states that the Council will seek to ensure that all parts of the City are well provided for and that facilities are accessible to disabled people.

Executive Committee Report February 2007 'Update on developing a policy framework for Manchester's Centres' - This report examined the future capacity for retail development throughout the City and the implications for Manchester's Centres in developing the core strategy for the Local Development Framework. The report recognizes that Rusholme District Centre has over a period of time developed a specialised role within the City's wider hierarchy of centres providing a regional attraction due to its concentration of restaurants, and that this highly specialised role has helped to protect the centre from the general trends faced by other centres in Manchester. However the report also recognised that "Strengthening the retail offer for local residents, especially food retailing, will be important in improving facilities for local residents; this needs to be balanced with maintaining the centre's specialised role".

Executive Committee Report April 2005 'Interim Retail Policy on Centres' - This report was approved for development control purposes and its objective is to enhance and promote a strong network of centre provision in the city area with

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an emphasis on the City Centre, district centres, local centres and areas of regeneration.

The report states that, in considering proposals for new development associated with centres (these being retail, leisure, business, and tourism uses as defined in PPS6), the Council will require applicants to demonstrate that:

1. There is a need for such development unless the proposal lies within the defined city centre or a district centre
2. The development is of an appropriate scale to the relevant centre
3. There are no more central sites or more appropriate alternative centres in the city area network for the proposals
4. There are no unacceptable impacts on the existing network of centres in the city area
5. The location is or can be made accessible by a choice of means of transport
6. The development sustains and enhances the network of centres in the city area
7. The development contributes to the regeneration of the area
8. The development promotes social inclusion
9. The development contributes to the economic growth of the city area and create employment.

In considering such proposals the Council will also take account of the following:

1. The implications for other policies in the Unitary Development Plan
2. The extent to which the network of centres in the city area would materially benefit from the proposals
3. The likely effect on public and private sector investment in the network of centres
4. The likely impact of the proposals on the vitality and viability of the centre network
5. The change to the range of services provided by the relevant centre and other centres in the network that may be affected.
6. The likely change to the quality, attractiveness, physical condition and character of the centre or other centres
7. The implications of the evening and night time economy where leisure and entertainment uses are proposed.
8. Any other relevant local issues and other material considerations.

Local Development Framework - In developing its evidence base for its Local Development Framework and in particular its Core Strategy development plan document, the City Council have commissioned a number of research studies. Two studies completed over the past three years, have investigated the likely capacity for new retail development over the next 15 years and also the qualitative aspects of the City's existing district and local centres. The conclusions of these studies will inform the development of a policy framework within the Core Strategy for Manchester's district and local centres.

Clearly these pieces of research are vital elements in determining the future direction for each of the 16 identified district centres and identify those areas of the City where new and additional retail developments will need to be planned for. The conclusions of these pieces of work will also help to inform the recommendation for this proposed change of use.

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The conclusions of the qualitative study for Rusholme District Centre acknowledge its specialised role and the distinctive characteristics given to the centre by "the strong influence of Asian trade and also the lively evening economy." The study also suggests that this strength "presents certain limitations in terms of the centre's ability to perform a fully rounded 'District Centre' role" and that "there is a low choice of non food shopping and large scale main food shopping facilities". The report suggests "The Council may however need to consider how to strengthen A3 policy controls, so as to limit the loss of other retail uses to this growing sector and to allow for the opportunity to diversify occupation accordingly" and "at the same time greater diversification of trade should be encouraged with existing businesses to expand the retail diversity in the centre".

### Quantitative Retail Needs Study Report - July 2006

This study investigated the capacity and need for retail floorspace through to 2021. Its general conclusions on Rusholme District Centre were:

\* In terms of convenience goods turnover, Rusholme is estimated to have a turnover of approximately £7.5m. This is slightly below estimated company average turnover for the centre of £8.5m, and indicates that the centre is performing adequately.

\* In general, the centre has a limited convenience shopping function, with a larger proportion of respondents stating that they use Rusholme more for top-up food shopping than as a main food shopping destination.

\* There could be merit in exploring the scope for more significant convenience goods provision in the Central West Area....the District Centre's of Rusholme and Withington should be considered in the first instance, as they are both lacking in main food shopping provision.

The report acknowledges that in accommodating further retail floorspace there are likely to be a lack of clear opportunities in Rusholme. The closure of Kwik Save offers the best opportunity, if redeveloped and reconfigured, for a major foodstore in this area. It should also be noted that the report identified the need for additional convenience provision within Rusholme based on a position where the Kwik Save store, subject of this current application, was open and trading and taking into account an expected trading level of the Lidl store which was not open at the time of the survey.

Residential amenity - Although the site lies on Wilmslow Road it extends some 60 metres down Claremont Road and Whitecliff Close and is surrounded by residential properties on 3 sides, and its relationship to these houses is such that disamenity is likely to occur. There is an existing parking problem in the area, mainly due to patrons of restaurants in the area parking on nearby residential streets. Although 53 car parking spaces are proposed, as part of this scheme, the restaurant has a capacity of over 600 and it is not felt that the car parking provision is sufficient to meet the needs of the proposed use and it is considered that this would put further pressure on the adjoining streets, to the detriment of nearby residents. Also the significant comings and goings associated with the use, including potential use of the car parking area after midnight is likely to cause a significant level of disturbance to residents.

Loss of A1 floorspace in Rusholme - The Council has long recognised the importance of the provision of good quality local and convenient shopping

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facilities reflected in the 1995 UDP policies S1.2 and S2.1. This established principle reflects national planning policy guidance to ensure city, town, district and local centres remain the focus for developments of main town centre uses including retail, office, and leisure.

An important consideration in determining this planning application is whether the proposal enhances the balance of provision within the district centre to the benefit of its wider specialised restaurant trade role and as a centre serving the immediate residential population.

The applicants consider that the proposed change of use will not result in a shortfall in retail provision for Rusholme or a lack of consumer choice for local residents. Whilst they note that the Quantitative Retail Needs Study 2006 (QRNS) indicates that there is additional capacity for retail development within the Central west area of the city, they do not consider that this overall conclusion can be applied specifically to Rusholme or the application proposal as:

- The QRNS does not provide a demographic analysis of the residents of Rusholme or their patterns of shopping expenditure. They consider that the majority of shopping is undertaken locally in independent and national chain stores within Rusholme, although no statistical evidence is provided which supports this claim.
- The QRNS omits a significant quantity of retail floorspace from its findings and underestimates retail provision in Rusholme. However, the Council does not consider that this is the case, as in addition to sites specifically identified in the QRNS, a figure is provided relating to other retail floorspace in the area, and all floorspace was therefore taken into account.
- The application site has previously failed as a retail location whilst being operated by a major national supermarket chain.
- The site is no longer a viable retail location as new developments within and outside Rusholme have undermined the attractiveness of this site to the retail market.

The applicants acknowledge the failings of the Kwik Save brand and the Council do not consider that this means the site is no longer able to provide a suitable or attractive retail location for an alternate operator.

Based on the quantitative needs study despite the opening of new retail facilities in the wider area, there is still capacity for additional convenience goods floorspace. This capacity is further enhanced because of the closure of the Kwik Save store, which was open and trading at the time supporting survey work was undertaken.

Regeneration - The local regeneration body for this area, South Manchester Regeneration, have identified that Rusholme District Centre does not perform well in terms of local retail facilities for food and non-food retail uses, and recommends strengthening the centre to perform better in serving the local area by controlling the number of restaurants and take-aways. This view is underpinned by Council studies. It is considered that the key to the ongoing regeneration of Rusholme District Centre is creating a sustainable functioning centre, which supports the local population. As more family housing is brought forward within the locality, it is essential that the District Centre offers a range of facilities to cater for the needs of the surrounding population. It is considered that the loss of such a large retail unit within the existing centre would weaken

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the function of the centre in terms of regeneration and the desire of encouraging sustainable communities.

Crime and safety - The proposal will lead to late night activity at the premises, in close proximity to residential properties. However, Greater Manchester Police have no objections in principle to the proposal.

Conclusion - The evidence available to the City Council suggests that Rusholme whilst performing a very successful specialised role as a location for Asian restaurants does not perform as well as a district centre for the residents of Rusholme. The lack of main food retail provision within the centre has been identified by both studies, identified above, as being a weakness of Rusholme performing a wider district centre role and an aim the City Council should work towards rectifying. It is therefore considered that the loss of A1 floorspace to A3 use will further exacerbate the current unbalanced role Rusholme District Centre performs. In addition it is considered the proposed use with its likely high number of visitors, comings and goings and late night activity, will have a detrimental impact on surrounding residents.

**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)/objectors/residents 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 refusal of the application is proportionate to the wider benefits of refusal and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation      REFUSE**

### **Conditions and/or Reasons**

1) The loss of this A1 facility would add further to the imbalance between retail and non-retail uses in Rusholme District Centre and would lead to the loss of a good quality local and convenient shopping facility within easy reach of people's homes, in the Rusholme Area. The proposed development does not therefore contribute to the viability and vitality of Rusholme District Centre and is contrary to the guidance in Planning Policy Statement 6 (Town Centres and Retail Development), policies RF1, S1.2 and S2.1 of the Unitary Development Plan for the City of Manchester, and the recommendations of the Executive Committee Report April 2005 'Interim Policy on Centres', and the Executive Committee Report February 2007 'Update on developing a policy framework for Manchester's Centres', the CBRE Centres study 2004 and the GVA Quantitative Retail Needs Study 2006.

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2) The proposal would cause disturbance to local residents, due to potential on-street parking in the area and increased noise and comings and goings at the site, particularly due to the use of the premises and the car parking area late at night. The proposal is therefore contrary to Policy H2.2 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: 079850/FU/2006/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 all held by the Planning Division.

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

Other Unspecified Consultee  
Other Unspecified Consultee  
South Manchester Regeneration  
Rusholme and Fallowfield Civic Society  
Environment & Operations (Refuse & Sustainability)  
Greater Manchester Police  
Head of Environmental Health  
Head of Engineering Services  
16 Bembridge Close, Rusholme, Manchester, M14 5WX  
14 Bembridge Close, Rusholme, Manchester, M14 5WX  
Saris, 110 Wilmslow Road, Rusholme, Manchester, M14 5AJ  
104-108, Wilmslow Road, Rusholme, Manchester, M14 5AJ  
Pan Music, 102 Wilmslow Road, Rusholme, Manchester, M14 5AJ  
Munaver Rasul Chartered Accountants, 132-142, Wilmslow Road, Rusholme, Manchester, M14 5AH  
Wilmslow Road Medical Centre, 156 Wilmslow Road, Rusholme, Manchester, M14 5LQ  
The Callbox, 112 Wilmslow Road, Rusholme, Manchester, M14 5AJ  
Eastern Collection, 253 Wilmslow Road, Rusholme, Manchester, M14 5LW  
Sylhet Travel, 249-251, Wilmslow Road, Rusholme, Manchester, M14 5LW  
247 Wilmslow Road, Rusholme, Manchester, M14 5LW  
Greggs Of Manchester Ltd, 245 Wilmslow Road, Rusholme, Manchester, M14 5LW  
Royal Jewellers, 241-243, Wilmslow Road, Rusholme, Manchester, M14 5LW  
Alankar Travels, 235-237, Wilmslow Road, Rusholme, Manchester, M14 5LW  
Wazi Food Store, 239 Wilmslow Road, Rusholme, Manchester, M14 5LW  
Haji Properties, 229 Wilmslow Road, Rusholme, Manchester, M14 5LW  
Irfan Cash & Carry, 227 Wilmslow Road, Rusholme, Manchester, M14 5AG  
City Mortgage & Finance, 223 Wilmslow Road, Rusholme, Manchester, M14 5AG  
Muhammed Food Store, 217 Wilmslow Road, Rusholme, Manchester, M14 5AG  
Sangham Restaurant, 215 Wilmslow Road, Rusholme, Manchester, M14 5AG  
Ravi Food Stores, 213 Wilmslow Road, Rusholme, Manchester, M14 5AG  
209 Wilmslow Road, Rusholme, Manchester, M14 5AG

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Barada Take Away, 185 Wilmslow Road, Rusholme, Manchester, M14 5AP  
Huntsman Inn, 130 Wilmslow Road, Rusholme, Manchester, M14 5AH  
Kwik Save Group Plc, 132-142, Wilmslow Road, Rusholme, Manchester, M14 5AH  
Jilanis Superstore, 124 Wilmslow Road, Rusholme, Manchester, M14 5AH  
Anwar Travel Services, 122 Wilmslow Road, Rusholme, Manchester, M14 5AH  
Milans Manchester, 120 Wilmslow Road, Rusholme, Manchester, M14 5AJ  
118 Wilmslow Road, Rusholme, Manchester, M14 5AJ  
Ladbroke Racing Ltd, 100 Wilmslow Road, Rusholme, Manchester, M14 5AJ  
Tabak Restaurant, 199-201, Wilmslow Road, Rusholme, Manchester, M14 5AQ  
Ame Supermarket, 195-197, Wilmslow Road, Rusholme, Manchester, M14 5AQ  
National Jewellers, 191 Wilmslow Road, Rusholme, Manchester, M14 5AQ  
Variety Jewellers, 189 Wilmslow Road, Rusholme, Manchester, M14 5AQ  
Springtime Take Away, 187 Wilmslow Road, Rusholme, Manchester, M14 5AQ  
Halal House, 114-116, Wilmslow Road, Rusholme, Manchester, M14 5AJ  
20 Whitecliff Close, Rusholme, Manchester, M14 5XN  
18 Whitecliff Close, Rusholme, Manchester, M14 5XN  
16 Whitecliff Close, Rusholme, Manchester, M14 5XN  
14 Whitecliff Close, Rusholme, Manchester, M14 5XN  
12 Whitecliff Close, Rusholme, Manchester, M14 5XN  
10 Whitecliff Close, Rusholme, Manchester, M14 5XN  
8 Whitecliff Close, Rusholme, Manchester, M14 5XN  
11 Whitecliff Close, Rusholme, Manchester, M14 5XN  
9 Whitecliff Close, Rusholme, Manchester, M14 5XN  
7 Whitecliff Close, Rusholme, Manchester, M14 5XN  
5 Whitecliff Close, Rusholme, Manchester, M14 5XN  
3 Whitecliff Close, Rusholme, Manchester, M14 5XN  
1 Whitecliff Close, Rusholme, Manchester, M14 5XN  
554 Claremont Road, Rusholme, Manchester, M14 5XL  
552 Claremont Road, Rusholme, Manchester, M14 5XL  
550 Claremont Road, Rusholme, Manchester, M14 5XL  
548 Claremont Road, Rusholme, Manchester, M14 5XL  
528 Claremont Road, Rusholme, Manchester, M14 5XL  
526 Claremont Road, Rusholme, Manchester, M14 5XL  
524 Claremont Road, Rusholme, Manchester, M14 5XL  
522 Claremont Road, Rusholme, Manchester, M14 5XL  
2a, Rusholme Grove, Rusholme, Manchester, M14 5AR  
Star Jewellers, 231-233, Wilmslow Road, Rusholme, Manchester, M14 5LW  
229a, Wilmslow Road, Rusholme, Manchester, M14 5LW  
Flat 2, 191 Wilmslow Road, Rusholme, Manchester, M14 5AQ  
Flat 1, 191 Wilmslow Road, Rusholme, Manchester, M14 5AQ  
189a, Wilmslow Road, Rusholme, Manchester, M14 5AQ  
8 Bembridge Close, Rusholme, Manchester, M14 5WX  
7 Bembridge Close, Rusholme, Manchester, M14 5WX  
6 Bembridge Close, Rusholme, Manchester, M14 5WX  
5 Bembridge Close, Rusholme, Manchester, M14 5WX  
4 Bembridge Close, Rusholme, Manchester, M14 5WX  
38 Bembridge Close, Rusholme, Manchester, M14 5WX  
36 Bembridge Close, Rusholme, Manchester, M14 5WX  
34 Bembridge Close, Rusholme, Manchester, M14 5WX  
32 Bembridge Close, Rusholme, Manchester, M14 5WX  
30 Bembridge Close, Rusholme, Manchester, M14 5WX  
3 Bembridge Close, Rusholme, Manchester, M14 5WX

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28 Bembridge Close, Rusholme, Manchester, M14 5WX  
26 Bembridge Close, Rusholme, Manchester, M14 5WX  
24 Bembridge Close, Rusholme, Manchester, M14 5WX  
22 Bembridge Close, Rusholme, Manchester, M14 5WX  
20 Bembridge Close, Rusholme, Manchester, M14 5WX  
2 Bembridge Close, Rusholme, Manchester, M14 5WX  
18 Bembridge Close, Rusholme, Manchester, M14 5WX  
12 Bembridge Close, Rusholme, Manchester, M14 5WX  
10 Bembridge Close, Rusholme, Manchester, M14 5WX  
1 Bembridge Close, Rusholme, Manchester, M14 5WX  
Chunis Restaurant, 501 Claremont Road, Rusholme, Manchester, M14 5WU  
497 Claremont Road, Rusholme, Manchester, M14 5WU  
495 Claremont Road, Rusholme, Manchester, M14 5WU  
493 Claremont Road, Rusholme, Manchester, M14 5WU  
491 Claremont Road, Rusholme, Manchester, M14 5WU  
489 Claremont Road, Rusholme, Manchester, M14 5WU  
487 Claremont Road, Rusholme, Manchester, M14 5WU  
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473 Claremont Road, Rusholme, Manchester, M14 5WU  
471 Claremont Road, Rusholme, Manchester, M14 5WU  
9 Grandale Street, Rusholme, Manchester, M14 5WS  
7 Grandale Street, Rusholme, Manchester, M14 5WS  
5 Grandale Street, Rusholme, Manchester, M14 5WS  
3 Grandale Street, Rusholme, Manchester, M14 5WS  
1 Grandale Street, Rusholme, Manchester, M14 5WS  
9 Eva Street, Rusholme, Manchester, M14 5NX  
8 Eva Street, Rusholme, Manchester, M14 5NX  
7 Eva Street, Rusholme, Manchester, M14 5NX  
6 Eva Street, Rusholme, Manchester, M14 5NX  
5 Eva Street, Rusholme, Manchester, M14 5NX  
4 Eva Street, Rusholme, Manchester, M14 5NX  
3 Eva Street, Rusholme, Manchester, M14 5NX  
2 Eva Street, Rusholme, Manchester, M14 5NX  
18 Eva Street, Rusholme, Manchester, M14 5NX  
16 Eva Street, Rusholme, Manchester, M14 5NX  
14 Eva Street, Rusholme, Manchester, M14 5NX  
13 Eva Street, Rusholme, Manchester, M14 5NX  
12 Eva Street, Rusholme, Manchester, M14 5NX  
11 Eva Street, Rusholme, Manchester, M14 5NX  
10 Eva Street, Rusholme, Manchester, M14 5NX  
1 Eva Street, Rusholme, Manchester, M14 5NX  
Rumi Books, 255 Wilmslow Road, Rusholme, Manchester, M14 5LW  
Chas Wilson, 160-164, Wilmslow Road, Rusholme, Manchester, M14 5LQ  
154 Wilmslow Road, Rusholme, Manchester, M14 5LQ  
152 Wilmslow Road, Rusholme, Manchester, M14 5LQ  
150 Wilmslow Road, Rusholme, Manchester, M14 5LQ  
148 Wilmslow Road, Rusholme, Manchester, M14 5LQ  
146 Wilmslow Road, Rusholme, Manchester, M14 5LQ  
144 Wilmslow Road, Rusholme, Manchester, M14 5LQ

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207 Wilmslow Road, Rusholme, Manchester, M14 5AQ  
205 Wilmslow Road, Rusholme, Manchester, M14 5AQ  
Texas Fried Chicken, 193 Wilmslow Road, Rusholme, Manchester, M14 5AQ  
Rasul & Sons, 225 Wilmslow Road, Rusholme, Manchester, M14 5AG  
Anand Fashions, 219-221, Wilmslow Road, Rusholme, Manchester, M14 5AG  
World Of Islam, 211 Wilmslow Road, Rusholme, Manchester, M14 5AG  
H S B C, 203 Wilmslow Road, Rusholme, Manchester, M14 5BE  
Park Hall, Thurloe Street, Manchester, M14 5SG  
1 Fleeson Street, Manchester, M14 5NG  
10 Fleeson Street, Manchester, M14 5NG  
11 Fleeson Street, Manchester, M14 5NG  
12 Fleeson Street, Manchester, M14 5NG  
13 Fleeson Street, Manchester, M14 5NG  
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6 Fleeson Street, Manchester, M14 5NG  
7 Fleeson Street, Manchester, M14 5NG  
8 Fleeson Street, Manchester, M14 5NG  
9 Fleeson Street, Manchester, M14 5NG  
17 Fleeson Street, Manchester, M14 5NQ  
19 Fleeson Street, Manchester, M14 5NQ  
21 Fleeson Street, Manchester, M14 5NQ  
22 Fleeson Street, Manchester, M14 5NQ  
23 Fleeson Street, Manchester, M14 5NQ  
24 Fleeson Street, Manchester, M14 5NQ  
25 Fleeson Street, Manchester, M14 5NQ  
26 Fleeson Street, Manchester, M14 5NQ  
27 Fleeson Street, Manchester, M14 5NQ  
28 Fleeson Street, Manchester, M14 5NQ  
29 Fleeson Street, Manchester, M14 5NQ  
30 Fleeson Street, Manchester, M14 5NQ  
32 Fleeson Street, Manchester, M14 5NQ  
34 Fleeson Street, Manchester, M14 5NQ  
36 Fleeson Street, Manchester, M14 5NQ  
10 Hibbert Street, Manchester, M14 5NR  
12 Hibbert Street, Manchester, M14 5NR  
14 Hibbert Street, Manchester, M14 5NR  
16 Hibbert Street, Manchester, M14 5NR  
18 Hibbert Street, Manchester, M14 5NR  
2 Hibbert Street, Manchester, M14 5NR  
4 Hibbert Street, Manchester, M14 5NR  
6 Hibbert Street, Manchester, M14 5NR  
8 Hibbert Street, Manchester, M14 5NR  
4 Grandale Street, Manchester, M14 5NS  
6 Grandale Street, Manchester, M14 5NS  
17 Hibbert Street, Manchester, M14 5NT  
19 Hibbert Street, Manchester, M14 5NT

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21 Hibbert Street, Manchester, M14 5NT  
23 Hibbert Street, Manchester, M14 5NT  
25 Hibbert Street, Manchester, M14 5NT  
27 Hibbert Street, Manchester, M14 5NT  
29 Hibbert Street, Manchester, M14 5NT  
459 Claremont Road, Manchester, M14 5NU  
461 Claremont Road, Manchester, M14 5NU  
463 Claremont Road, Manchester, M14 5NU  
465 Claremont Road, Manchester, M14 5NU  
467 Claremont Road, Manchester, M14 5NU  
469 Claremont Road, Manchester, M14 5NU  
37 Viscount Street, Manchester, M14 5UH  
39 Viscount Street, Manchester, M14 5UH  
41 Viscount Street, Manchester, M14 5UH  
43 Viscount Street, Manchester, M14 5UH  
45 Viscount Street, Manchester, M14 5UH  
47 Viscount Street, Manchester, M14 5UH  
49 Viscount Street, Manchester, M14 5UH  
51 Viscount Street, Manchester, M14 5UH  
53 Viscount Street, Manchester, M14 5UH  
55 Viscount Street, Manchester, M14 5UH  
57 Viscount Street, Manchester, M14 5UJ  
59 Viscount Street, Manchester, M14 5UJ  
61 Viscount Street, Manchester, M14 5UJ  
63 Viscount Street, Manchester, M14 5UJ  
65 Viscount Street, Manchester, M14 5UJ  
67 Viscount Street, Manchester, M14 5UJ  
69 Viscount Street, Manchester, M14 5UJ  
71 Viscount Street, Manchester, M14 5UJ  
10 Grandale Street, Manchester, M14 5WG  
12 Grandale Street, Manchester, M14 5WG  
14 Grandale Street, Manchester, M14 5WG  
16 Grandale Street, Manchester, M14 5WG  
18 Grandale Street, Manchester, M14 5WG  
22 Grandale Street, Manchester, M14 5WG  
24 Grandale Street, Manchester, M14 5WG  
26 Grandale Street, Manchester, M14 5WG  
28 Grandale Street, Manchester, M14 5WG  
30 Grandale Street, Manchester, M14 5WG  
8 Grandale Street, Manchester, M14 5WG  
447 Claremont Road, Manchester, M14 5WP  
449 Claremont Road, Manchester, M14 5WP  
451 Claremont Road, Manchester, M14 5WP  
453 Claremont Road, Manchester, M14 5WP  
455 Claremont Road, Manchester, M14 5WP  
457 Claremont Road, Manchester, M14 5WP  
23 Grandale Street, Manchester, M14 5WQ  
25 Grandale Street, Manchester, M14 5WQ  
27 Grandale Street, Manchester, M14 5WQ  
29 Grandale Street, Manchester, M14 5WQ  
31 Grandale Street, Manchester, M14 5WQ  
33 Grandale Street, Manchester, M14 5WQ  
35 Grandale Street, Manchester, M14 5WQ  
37 Grandale Street, Manchester, M14 5WQ

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39 Grandale Street, Manchester, M14 5WQ  
41 Grandale Street, Manchester, M14 5WQ  
43 Grandale Street, Manchester, M14 5WQ  
45 Grandale Street, Manchester, M14 5WQ  
1 Hibbert Street, Manchester, M14 5WR  
11 Hibbert Street, Manchester, M14 5WR  
13 Hibbert Street, Manchester, M14 5WR  
15 Hibbert Street, Manchester, M14 5WR  
3 Hibbert Street, Manchester, M14 5WR  
5 Hibbert Street, Manchester, M14 5WR  
7 Hibbert Street, Manchester, M14 5WR  
9 Hibbert Street, Manchester, M14 5WR  
11 Grandale Street, Manchester, M14 5WS  
13 Grandale Street, Manchester, M14 5WS  
15 Grandale Street, Manchester, M14 5WS  
17 Grandale Street, Manchester, M14 5WS  
19 Grandale Street, Manchester, M14 5WS  
21 Grandale Street, Manchester, M14 5WS  
20 Hibbert Street, Manchester, M14 5WT  
22 Hibbert Street, Manchester, M14 5WT  
24 Hibbert Street, Manchester, M14 5WT  
26 Hibbert Street, Manchester, M14 5WT  
28 Hibbert Street, Manchester, M14 5WT  
30 Hibbert Street, Manchester, M14 5WT  
471 Claremont Road, Manchester, M14 5WU  
473 Claremont Road, Manchester, M14 5WU  
475 Claremont Road, Manchester, M14 5WU  
477 Claremont Road, Manchester, M14 5WU  
479 Claremont Road, Manchester, M14 5WU  
481 Claremont Road, Manchester, M14 5WU  
2A Fleeson Street, Manchester, M14 5NG  
35A Viscount Street, Manchester, M14 5UH  
2 Ravensdale Street, Manchester, M14 5NZ  
4 Ravensdale Street, Manchester, M14 5NZ  
10 Ravensdale Street, Manchester, M14 5NZ  
12 Ravensdale Street, Manchester, M14 5NZ  
14 Ravensdale Street, Manchester, M14 5NZ  
6 Ravensdale Street, Manchester, M14 5NZ  
Flat 1, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 2, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 3, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 4, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 5, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 6, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 7, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 8, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 9, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 10, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 11, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 12, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 13, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 14, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 15, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 16, Hamilton Lodge, Park Crescent, Manchester, M14 5QU

## List No. 10

Flat 17, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 18, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 19, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 20, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 21, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 22, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 23, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
Flat 24, Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
11A Grandale Street, Manchester, M14 5WS  
20 Grandale Street, Manchester, M14 5WG  
8 Ravensdale Street, Manchester, M14 5NZ  
Ground Floor Flat, 17 Hibbert Street, Manchester, M14 5NT  
Top Flat, 17 Hibbert Street, Manchester, M14 5NT  
Hamilton Lodge, Park Crescent, Manchester, M14 5QU  
179 Wilmslow Road, Manchester, M14 5AP  
183 Wilmslow Road, Manchester, M14 5AP  
Top Flat, 179 Wilmslow Road, Manchester, M14 5AP  
175 Wilmslow Road, Manchester, M14 5AP  
173 Wilmslow Road, Manchester, M14 5AP  
167 Wilmslow Road, Manchester, M14 5AP  
159 Wilmslow Road, Manchester, M14 5AP  
137 Wilmslow Road, Manchester, M14 5AW  
Flat 8, 183 Wilmslow Road, Manchester, M14 5AP  
Flat 7, 183 Wilmslow Road, Manchester, M14 5AP  
Flat 6, 183 Wilmslow Road, Manchester, M14 5AP  
Flat 5, 183 Wilmslow Road, Manchester, M14 5AP  
Flat 4, 183 Wilmslow Road, Manchester, M14 5AP  
Flat 3, 183 Wilmslow Road, Manchester, M14 5AP  
Flat 2, 183 Wilmslow Road, Manchester, M14 5AP  
Flat 1, 183 Wilmslow Road, Manchester, M14 5AP  
2 Platt Lane, Manchester, M14 5ND  
34 Platt Lane, Manchester, M14 5ND  
36 Platt Lane, Manchester, M14 5ND  
38 Platt Lane, Manchester, M14 5ND  
4 Platt Lane, Manchester, M14 5ND  
40 Platt Lane, Manchester, M14 5ND  
6 Platt Lane, Manchester, M14 5ND  
5 Neville Cardus Walk, Manchester, M14 5XA  
8 Neville Cardus Walk, Manchester, M14 5XA  
10 Neville Cardus Walk, Manchester, M14 5XA  
12 Neville Cardus Walk, Manchester, M14 5XA  
14 Neville Cardus Walk, Manchester, M14 5XA  
23 Victory Street, Manchester, M14 5AE  
15 Victory Street, Manchester, M14 5AE  
17 Victory Street, Manchester, M14 5AE  
19 Victory Street, Manchester, M14 5AE  
1 Hythe Close, Manchester, M14 5AT  
11 Hythe Close, Manchester, M14 5AT  
13 Hythe Close, Manchester, M14 5AT  
15 Hythe Close, Manchester, M14 5AT  
17 Hythe Close, Manchester, M14 5AT  
19 Hythe Close, Manchester, M14 5AT  
21 Hythe Close, Manchester, M14 5AT  
23 Hythe Close, Manchester, M14 5AT

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25 Hythe Close, Manchester, M14 5AT  
27 Hythe Close, Manchester, M14 5AT  
29 Hythe Close, Manchester, M14 5AT  
3 Hythe Close, Manchester, M14 5AT  
31 Hythe Close, Manchester, M14 5AT  
5 Hythe Close, Manchester, M14 5AT  
7 Hythe Close, Manchester, M14 5AT  
9 Hythe Close, Manchester, M14 5AT  
496 Claremont Road, Manchester, M14 5WA  
498 Claremont Road, Manchester, M14 5WA  
500 Claremont Road, Manchester, M14 5WA  
502 Claremont Road, Manchester, M14 5WA  
504 Claremont Road, Manchester, M14 5WA  
506 Claremont Road, Manchester, M14 5WA  
512 Claremont Road, Manchester, M14 5WA  
514 Claremont Road, Manchester, M14 5WA  
516 Claremont Road, Manchester, M14 5WA  
518 Claremont Road, Manchester, M14 5WA  
520 Claremont Road, Manchester, M14 5WA  
1 Gantock Walk, Manchester, M14 5WD  
10 Gantock Walk, Manchester, M14 5WD  
11 Gantock Walk, Manchester, M14 5WD  
12 Gantock Walk, Manchester, M14 5WD  
13 Gantock Walk, Manchester, M14 5WD  
14 Gantock Walk, Manchester, M14 5WD  
15 Gantock Walk, Manchester, M14 5WD  
16 Gantock Walk, Manchester, M14 5WD  
2 Gantock Walk, Manchester, M14 5WD  
3 Gantock Walk, Manchester, M14 5WD  
4 Gantock Walk, Manchester, M14 5WD  
5 Gantock Walk, Manchester, M14 5WD  
6 Gantock Walk, Manchester, M14 5WD  
7 Gantock Walk, Manchester, M14 5WD  
8 Gantock Walk, Manchester, M14 5WD  
9 Gantock Walk, Manchester, M14 5WD  
10 Bembridge Close, Manchester, M14 5WX  
12 Bembridge Close, Manchester, M14 5WX  
2 Bembridge Close, Manchester, M14 5WX  
4 Bembridge Close, Manchester, M14 5WX  
6 Bembridge Close, Manchester, M14 5WX  
8 Bembridge Close, Manchester, M14 5WX  
2 Stenbury Close, Manchester, M14 5AB  
4 Stenbury Close, Manchester, M14 5AB  
6 Stenbury Close, Manchester, M14 5AB  
2 Fishbourne Square, Manchester, M14 5WY  
4 Fishbourne Square, Manchester, M14 5WY  
6 Fishbourne Square, Manchester, M14 5WY  
8 Fishbourne Square, Manchester, M14 5WY  
10 Fishbourne Square, Manchester, M14 5WY  
12 Fishbourne Square, Manchester, M14 5WY  
14 Fishbourne Square, Manchester, M14 5WY  
16 Fishbourne Square, Manchester, M14 5WY  
18 Fishbourne Square, Manchester, M14 5WY  
20 Fishbourne Square, Manchester, M14 5WY

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22 Fishbourne Square, Manchester, M14 5WY  
1 Staplers Walk, Manchester, M14 5WZ  
3 Staplers Walk, Manchester, M14 5WZ  
5 Staplers Walk, Manchester, M14 5WZ  
1 Neville Cardus Walk, Manchester, M14 5XA  
3 Neville Cardus Walk, Manchester, M14 5XA  
1 Wiggins Walk, Manchester, M14 5XB  
3 Wiggins Walk, Manchester, M14 5XB  
5 Wiggins Walk, Manchester, M14 5XB  
7 Wiggins Walk, Manchester, M14 5XB  
9 Wiggins Walk, Manchester, M14 5XB  
11 Wiggins Walk, Manchester, M14 5XB  
1 Rookley Walk, Manchester, M14 5XD  
3 Rookley Walk, Manchester, M14 5XD  
5 Rookley Walk, Manchester, M14 5XD  
7 Rookley Walk, Manchester, M14 5XD  
9 Rookley Walk, Manchester, M14 5XD  
11 Rookley Walk, Manchester, M14 5XD  
2 Rookley Walk, Manchester, M14 5XD  
4 Rookley Walk, Manchester, M14 5XD  
6 Rookley Walk, Manchester, M14 5XD  
2 Whitecliff Close, Manchester, M14 5XN  
4 Whitecliff Close, Manchester, M14 5XN  
6 Whitecliff Close, Manchester, M14 5XN  
8 Whitecliff Close, Manchester, M14 5XN  
10 Whitecliff Close, Manchester, M14 5XN  
12 Whitecliff Close, Manchester, M14 5XN  
14 Whitecliff Close, Manchester, M14 5XN  
Rusholme Telephone Exchange, 54-56 Dickenson Road, Manchester, M14  
5HA  
492 Claremont Road, Manchester, M14 5WA  
21 Victory Street, Manchester, M14 5AE  
Welcome Inn, 2 Hythe Close, Manchester, M14 5AT  
Junction St Johns Road, Dickenson Road, Manchester, M13 0ZZ  
The Exchange, 56 Dickenson Road, Manchester, M14 5ST  
Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG  
Apartment 18, The Exchange, 56 Dickenson Road, Manchester, M14 5ST  
Apartment 17, The Exchange, 56 Dickenson Road, Manchester, M14 5ST  
Apartment 16, The Exchange, 56 Dickenson Road, Manchester, M14 5ST  
Apartment 15, The Exchange, 56 Dickenson Road, Manchester, M14 5ST  
Apartment 14, The Exchange, 56 Dickenson Road, Manchester, M14 5ST  
Apartment 13, The Exchange, 56 Dickenson Road, Manchester, M14 5ST  
Apartment 12, The Exchange, 56 Dickenson Road, Manchester, M14 5ST  
Apartment 11, The Exchange, 56 Dickenson Road, Manchester, M14 5ST  
Apartment 10, The Exchange, 56 Dickenson Road, Manchester, M14 5ST  
Apartment 9, The Exchange, 56 Dickenson Road, Manchester, M14 5ST  
Apartment 8, The Exchange, 56 Dickenson Road, Manchester, M14 5ST  
Apartment 7, The Exchange, 56 Dickenson Road, Manchester, M14 5ST  
Apartment 6, The Exchange, 56 Dickenson Road, Manchester, M14 5ST  
Apartment 5, The Exchange, 56 Dickenson Road, Manchester, M14 5ST  
Apartment 4, The Exchange, 56 Dickenson Road, Manchester, M14 5ST  
Apartment 3, The Exchange, 56 Dickenson Road, Manchester, M14 5ST  
Apartment 2, The Exchange, 56 Dickenson Road, Manchester, M14 5ST  
Apartment 1, The Exchange, 56 Dickenson Road, Manchester, M14 5ST

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Hardys Well, 257 Wilmslow Road, Manchester, M14 5LN  
Flat 9, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG  
Flat 107, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR  
Flat 1, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG  
Flat 7, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG  
Flat 106 And 108, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR  
Flat 211, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS  
Flat 101, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR  
Flat 105, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR  
Flat 210, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS  
Flat 203, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS  
Flat 209, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS  
Flat 111, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR  
Flat 4, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG  
Flat 110, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR  
Flat 3, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG  
Flat 207, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS  
Flat 2, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG  
Flat 204, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS  
Flat 6, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG  
Flat 104, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR  
Flat 5, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG  
Flat 103, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR  
Flat 109, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR  
Flat 202, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS  
Flat 102, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR  
Flat 14, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG  
Flat 208, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS  
Flat 205, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS  
Flat 206, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS  
Flat 201, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LS  
Flat 106, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR  
Flat 8, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG  
Flat 108, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LR  
Flat 10, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG  
Flat 11, Rusholme Gardens, 176 Wilmslow Road, Manchester, M14 5LG  
1 Rusholme Grove, Manchester, M14 5AR  
11 Rusholme Grove, Manchester, M14 5AR  
13 Rusholme Grove, Manchester, M14 5AR  
15 Rusholme Grove, Manchester, M14 5AR  
3 Rusholme Grove, Manchester, M14 5AR  
5 Rusholme Grove, Manchester, M14 5AR  
7 Rusholme Grove, Manchester, M14 5AR  
9 Rusholme Grove, Manchester, M14 5AR  
Flat 20, Kent Court, 2A Kent Road West, Manchester, M14 5RF  
Flat 21, Kent Court, 2A Kent Road West, Manchester, M14 5RF  
Flat 22, Kent Court, 2A Kent Road West, Manchester, M14 5RF  
Flat 23, Kent Court, 2A Kent Road West, Manchester, M14 5RF  
Flat 24, Kent Court, 2A Kent Road West, Manchester, M14 5RF  
Flat 25, Kent Court, 2A Kent Road West, Manchester, M14 5RF  
Flat 26, Kent Court, 2A Kent Road West, Manchester, M14 5RF  
Flat 27, Kent Court, 2A Kent Road West, Manchester, M14 5RF  
Flat 28, Kent Court, 2A Kent Road West, Manchester, M14 5RF

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Flat 29, Kent Court, 2A Kent Road West, Manchester, M14 5RF

**Representations were received from the following third parties:**

K John Merrill, 2 Moon Grove, Rusholme, Manchester  
Bruce Anderson, 5 Moon Grove, Rusholme, Manchester

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<b>Email</b>	: i.jarvis@manchester.gov.uk