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Ardwick Ward	Application Number 081557/CC/2006/N2	Date of Appln 15th May 2007	Committee Date 26th Jul 2007
Proposal	CONSERVATION AREA CONSENT for the demolition of 22 garages to allow the redevelopment of the site for the erection of 8 semi detached houses.		
Location	Land To Rear Of Addison Terrace 84 To 106 Daisy Bank Road, Victoria Park, Rusholme		
Applicant	Manchester Contractors Ltd Suite 5, Lower Chatham Street, Manchester, M1 5SU		
Agent	Hodder Associates 113-115 Portland Street, Manchester, M1 6DW		

Description

The piece of land subject to this application is currently occupied by 22 concrete sectional garages used for the maintenance of the flats in Addison Terrace. The land lies to the rear of Addison Terrace and to the ends of Naburn Street and Welby Street.

The garages form part of the larger development site that measures 0.29 hectares (0.72 acres) in size, and are located on the border of the Ardwick and Longsight wards. The site is approximately 3km south of the City Centre and is close to the Victoria Baths, the Universities, Manchester Royal Infirmary and the Rusholme and Longsight District Centres. The garages are bounded by the residential properties of Naburn Street and Welby Street to the north, a block of elderly accommodation to the east, the listed Addison Terrace to the south and a large nursing homes to the west.

The garages are located within the rear gardens of Addison Terrace, on the edge of the Victoria Park Conservation Area. They are located immediately to the north of several Grade II listed buildings, including Addison Terrace at 84 to 106 Daisy Bank Road, which is a four storey Victorian Terrace built as part of the Victoria Park estate. These properties were converted to self contained apartments, the inner garden and rear boundary walls were removed and the 22 garages to the rear were built for this purpose.

Conservation Area consent is sought for the demolition of the 22 garages to the rear of Addison Terrace. This is in connection with application 081535/FO/2006/N2, which is for the redevelopment of the surrounding land. This development consists of the erection of eight semi-detached residential properties at part two/three storey in height. The design of the proposal has been changed significantly since the original submission of the application, and the properties now front onto the ends of Naburn Street and Welby Street in a back of footpath location. All properties include an integral garage and gardens to the rear. The proposal also includes the reinstatement of all the rear and inner boundary walls around the site and rear gardens of Addison Terrace, and includes the provision of formally adopted turning heads at the end of Naburn Street and Welby Street.

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Consultations

Local Residents / Businesses - Objections have been received from one local resident. The comments can be summarised as follows:

- 1) Any changes to the Victoria Park Conservation Area should ensure no change in the character of the area. The garages are perhaps of less important to the Conservation Area but any plans to redevelop the new area must be considered carefully. Similarly, any demolition of the garages should not adversely affect the area: all boundary walls and trees must be protected and no greenery loss or damaged. Victoria Park is renowned for its numerous trees, green spaces and general space between buildings and these must all be kept/protected.
- 2) Litter appears to be a general problem in the area so any demolition should be curtailed to be performed in a as tidy and quiet manner as possible, unrestricted by additional cost.
- 3) If bats, or other protected wildlife, are found at any point of the work, work should be suspended, & the findings brought to the attention of the Council & other relevant bodies for re-consideration.
- 4) All reasonable steps must be taken to ensure any asbestos in the garages is removed safely without any exposure to the general public.
- 5) Any comments on related applications (including but not limited to 081535) should be considered whilst deciding on this application.

South Manchester Regeneration - Generally supportive of this scheme. It is an opportunity to deal with an area, which has been a problem in the past and would compliment the new development planned for Victoria Baths and adjacent sites.

Following the submission of an amended proposal, a full re-notification and re-consultation was carried out. Further comments received following this process are summarised below:

South Manchester Regeneration - From a regeneration perspective, this scheme would improve the quality and choice of housing in this location, which is close to the university and hospitals in Central Manchester. This is an objective of the Central Manchester Strategic Regeneration Framework. The proposed scheme also compliments other new developments in the area, including the Victoria Baths scheme. The garages in this location do not add to the quality of the neighbourhood. However, the loss of the car parking this provides should be mitigated from the provision of further spaces.

Issues

Unitary Development Plan - The site lies within a residential use area of Victoria Park, and when dealing with applications of this nature, regard is given to Development Control Policies No.18 "Conservation Areas" and No.19 "Listed Buildings". Policy DC18 states that the Council will give particularly careful consideration to development proposals within Conservation Areas; a. The

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Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- a) the relationship of new structures to neighbouring buildings and spaces; the effect of major changes to the appearance of existing buildings; the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees); and any further guidance on specific areas which has been approved by the Council.
- b. The Council will not normally grant outline planning permission for development within Conservation Areas.
- c. Consent to demolish a building in a conservation area will be granted only where it can be shown that it is wholly beyond repair, incapable of reasonably beneficial use, or where its removal or replacement would benefit the appearance of character of the area.
- d. Where demolition is to be followed by redevelopment, demolition will be permitted only where there are approved detailed plans for that redevelopment and where the Council has been furnished with evidence that the development will be undertaken.

Finally, Policy DC19 describes how in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features.

The Environmental Policies include E2.7 and E3.8. Policy E3.8 outlines that the Council wishes to enhance the appearance of Conservation Areas and will, where appropriate, designate further areas. Finally, Policy E2.7 states that the Council wishes to ensure that buildings and areas of special architectural or historic interest are retained, maintained and, where necessary, restored. It will seek to preserve and enhance the setting of such buildings and areas by appropriate control over the design of new development in their vicinity, control over the use of adjacent land and, where appropriate, by the preservation of trees and landscape features.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance provides a framework for all development in the City. This document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

Principle - The principle of demolishing the existing garages to the rear of Addison Terrace is considered to be acceptable. However, the impact on the

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character of the conservation area, the listed buildings and the existing residential accommodation must be assessed, along with the loss of the garages and their function and the redevelopment proposals.

Impact on Conservation Area and Listed Buildings - The land to the rear of Addison Terrace is currently an eyesore, with a continuous problem of vandalism and tipping. As the rear gardens of the terrace are open, they are susceptible to unwanted attention. The concrete sectional garages located at the rear of the gardens also add to the unattractive nature of the land and are littered with broken fridges, freezers, washing machines, and other appliances. There is no historic or architectural merit to retaining these buildings, as they are having a serious detrimental impact on the character of the Conservation Area and the Listed Buildings. Therefore, there is no objection to the demolition of the garages to make way for a new development.

New Development - The demolition of the garages will improve the general character and appearance of the area and surrounding buildings, and they would make way for potential development. The potential redevelopment of the site is being considered under application 081535/FO/2006/N2, and this Committee will also assess the suitability of this scheme.

Loss of Garage Use - It has been confirmed that the residents of Addison Terrace do not use the existing garages for car parking and most are vacant. Some of the garages are used for storage, but the area is mainly used for dumping unwanted goods and rubbish. Therefore, there will be no functional loss or reduced level of car parking from the demolition of the garages.

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 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

On the basis that the proposal is in accord with the City Council's Unitary Development Plan (in particular Policies DC18, DC19, E2.7 and E3.8) and with other material considerations of material weight (in particular the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance) and there are no material considerations of sufficient weight to indicate otherwise.

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Conditions and/or Reasons

1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as applied and modified in relation to buildings in conservation areas.

2) The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason

In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building, pursuant to Policies DC18, DC19, E2.7 and E3.8 of the adopted UDP for the City of Manchester and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: L(-)100 and L(-)101, stamped as received by the Local Planning Authority on the 4th December 2006, the Bat Survey stamped as received by the Local Planning Authority on the 6th February 2007, and the Design and Access Statement and the amended drawings numbered L(-)001 Rev A, L(-)002 Rev A, L(-)003 Rev A, L(-)004 Rev A, L(-)010 Rev A and L(-)020 Rev A, stamped as received by the Local Planning Authority on the 15th May 2007, and the Conservation Area and Justification Statement (Amended May 2007) stamped as received by the Local Planning Authority on the 18th May 2007.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DC18, DC19, E2.7 and E3.8 of the Manchester Unitary Development Plan and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

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

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policy DC18, DC19, E2.7 and E3.8 of the Unitary Development Plan for the City of Manchester.

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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: 081557/CC/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:

South Manchester Regeneration

South Manchester Regeneration

- 1 Welby Street, Manchester, M13 0EL
- 10 Welby Street, Manchester, M13 0EL
- 11 Welby Street, Manchester, M13 0EL
- 12 Welby Street, Manchester, M13 0EL
- 13 Welby Street, Manchester, M13 0EL
- 14 Welby Street, Manchester, M13 0EL
- 15 Welby Street, Manchester, M13 0EL
- 16 Welby Street, Manchester, M13 0EL
- 17 Welby Street, Manchester, M13 0EL
- 18 Welby Street, Manchester, M13 0EL
- 19 Welby Street, Manchester, M13 0EL
- 2 Welby Street, Manchester, M13 0EL
- 20 Welby Street, Manchester, M13 0EL
- 21 Welby Street, Manchester, M13 0EL
- 22 Welby Street, Manchester, M13 0EL
- 23 Welby Street, Manchester, M13 0EL
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- 3 Welby Street, Manchester, M13 0EL
- 4 Welby Street, Manchester, M13 0EL
- 5 Welby Street, Manchester, M13 0EL
- 6 Welby Street, Manchester, M13 0EL
- 7 Welby Street, Manchester, M13 0EL
- 8 Welby Street, Manchester, M13 0EL
- 9 Welby Street, Manchester, M13 0EL
- 1 Olney Street, Manchester, M13 0EN
- 10 Olney Street, Manchester, M13 0EN
- 11 Olney Street, Manchester, M13 0EN
- 12 Olney Street, Manchester, M13 0EN
- 13 Olney Street, Manchester, M13 0EN
- 14 Olney Street, Manchester, M13 0EN
- 2 Olney Street, Manchester, M13 0EN
- 3 Olney Street, Manchester, M13 0EN
- 4 Olney Street, Manchester, M13 0EN
- 5 Olney Street, Manchester, M13 0EN
- 6 Olney Street, Manchester, M13 0EN
- 7 Olney Street, Manchester, M13 0EN
- 8 Olney Street, Manchester, M13 0EN
- 9 Olney Street, Manchester, M13 0EN
- 10 Eston Street, Manchester, M13 0FF

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12 Eston Street, Manchester, M13 0FF
14 Eston Street, Manchester, M13 0FF
16 Eston Street, Manchester, M13 0FF
18 Eston Street, Manchester, M13 0FF
2 Eston Street, Manchester, M13 0FF
20 Eston Street, Manchester, M13 0FF
22 Eston Street, Manchester, M13 0FF
24 Eston Street, Manchester, M13 0FF
26 Eston Street, Manchester, M13 0FF
28 Eston Street, Manchester, M13 0FF
30 Eston Street, Manchester, M13 0FF
32 Eston Street, Manchester, M13 0FF
4 Eston Street, Manchester, M13 0FF
6 Eston Street, Manchester, M13 0FF
8 Eston Street, Manchester, M13 0FF
1 Denham Street, Manchester, M13 0FJ
10 Denham Street, Manchester, M13 0FJ
11 Denham Street, Manchester, M13 0FJ
12 Denham Street, Manchester, M13 0FJ
13 Denham Street, Manchester, M13 0FJ
14 Denham Street, Manchester, M13 0FJ
15 Denham Street, Manchester, M13 0FJ
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7 Denham Street, Manchester, M13 0FJ
8 Denham Street, Manchester, M13 0FJ
9 Denham Street, Manchester, M13 0FJ
1 Naburn Street, Manchester, M13 0FL
10 Naburn Street, Manchester, M13 0FL
11 Naburn Street, Manchester, M13 0FL
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16 Naburn Street, Manchester, M13 0FL

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17 Naburn Street, Manchester, M13 0FL
2 Naburn Street, Manchester, M13 0FL
3 Naburn Street, Manchester, M13 0FL
4 Naburn Street, Manchester, M13 0FL
5 Naburn Street, Manchester, M13 0FL
6 Naburn Street, Manchester, M13 0FL
7 Naburn Street, Manchester, M13 0FL
8 Naburn Street, Manchester, M13 0FL
9 Naburn Street, Manchester, M13 0FL
80 Daisy Bank Road, Manchester, M14 5GJ
84 Daisy Bank Road, Manchester, M14 5GJ
86 Daisy Bank Road, Manchester, M14 5GJ
88 Daisy Bank Road, Manchester, M14 5GJ
90 Daisy Bank Road, Manchester, M14 5GJ
92 Daisy Bank Road, Manchester, M14 5GJ
Flat 27, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 28, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
114 Daisy Bank Road, Manchester, M14 5QH
116 Daisy Bank Road, Manchester, M14 5QH
100 Daisy Bank Road, Manchester, M14 5QJ
102 Daisy Bank Road, Manchester, M14 5QJ
104 Daisy Bank Road, Manchester, M14 5QJ
106 Daisy Bank Road, Manchester, M14 5QJ
94 Daisy Bank Road, Manchester, M14 5QJ
96 Daisy Bank Road, Manchester, M14 5QJ
98 Daisy Bank Road, Manchester, M14 5QJ
Flat 1, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 2, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 3, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 4, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 5, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 6, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 7, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 8, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 9, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 10, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 11, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 12, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 14, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 15, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 16, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 17, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 18, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 19, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 20, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 21, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 22, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 23, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 24, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 25, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
Flat 26, Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
112 Daisy Bank Road, Manchester, M14 5QH
The Old Rectory, Daisy Bank Road, Manchester, M14 5QH
Flat 1, 116 Daisy Bank Road, Manchester, M14 5QH

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Flat 1, 110 Daisy Bank Road, Manchester, M14 5QH
Flat 10, 110 Daisy Bank Road, Manchester, M14 5QH
Flat 2, 110 Daisy Bank Road, Manchester, M14 5QH
Flat 3, 110 Daisy Bank Road, Manchester, M14 5QH
Flat 3b, 110 Daisy Bank Road, Manchester, M14 5QH
Flat 4, 110 Daisy Bank Road, Manchester, M14 5QH
Flat 5, 110 Daisy Bank Road, Manchester, M14 5QH
Flat 6, 110 Daisy Bank Road, Manchester, M14 5QH
Flat 7, 110 Daisy Bank Road, Manchester, M14 5QH
Flat 8, 110 Daisy Bank Road, Manchester, M14 5QH
Flat 9, 110 Daisy Bank Road, Manchester, M14 5QH
First Floor Front, 5 Welby Street, Manchester, M13 0EL
First Floor Rear, 5 Welby Street, Manchester, M13 0EL
Ground Floor, 5 Welby Street, Manchester, M13 0EL
Flat 9, 86 Daisy Bank Road, Manchester, M14 5GJ
Flat 9a, 102 Daisy Bank Road, Manchester, M14 5QJ
Flat 1a, 106 Daisy Bank Road, Manchester, M14 5QL
Daisy Bank Court, 82 Daisy Bank Road, Manchester, M14 5GF
110 Daisy Bank Road, Manchester, M14 5QH
St Chrysostoms Rectory, Daisy Bank Road, Manchester, M14 5QH
B M I Healthcare Ltd, Victoria Park Hospital 108-112, Daisy Bank Road,
Manchester, M14 5QH
Brotherton Court Stair A Flat 1, Opal Gardens, Hope Road, Manchester, M14
5EX
Brotherton Court Stair A Flat 2, Opal Gardens, Hope Road, Manchester, M14
5EX
Brotherton Court Stair A Flat 3, Opal Gardens, Hope Road, Manchester, M14
5EX
Brotherton Court Stair A Flat 4, Opal Gardens, Hope Road, Manchester, M14
5EX
Brotherton Court Stair A Flat 5, Opal Gardens, Hope Road, Manchester, M14
5EX
Brotherton Court Stair A Flat 6, Opal Gardens, Hope Road, Manchester, M14
5EX
Brotherton Court Stair A Flat 7, Opal Gardens, Hope Road, Manchester, M14
5EX
Brotherton Court Stair A Flat 8, Opal Gardens, Hope Road, Manchester, M14
5EX
Brotherton Court Stair A Flat 9, Opal Gardens, Hope Road, Manchester, M14
5EX
Brotherton Court Stair A Flat 10, Opal Gardens, Hope Road, Manchester, M14
5EX
Brotherton Court Stair A Flat 11, Opal Gardens, Hope Road, Manchester, M14
5EX
Brotherton Court Stair A Flat 12, Opal Gardens, Hope Road, Manchester, M14
5EX
Brotherton Court Stair B Flat 1, Opal Gardens, Hope Road, Manchester, M14
5EX
Brotherton Court Stair B Flat 3, Opal Gardens, Hope Road, Manchester, M14
5EX
Brotherton Court Stair B Flat 4, Opal Gardens, Hope Road, Manchester, M14
5EX
Brotherton Court Stair B Flat 5, Opal Gardens, Hope Road, Manchester, M14
5EX

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Brotherton Court Stair B Flat 6, Opal Gardens, Hope Road, Manchester, M14 5EX
Brotherton Court Stair B Flat 7, Opal Gardens, Hope Road, Manchester, M14 5EX
Brotherton Court Stair B Flat 8, Opal Gardens, Hope Road, Manchester, M14 5EX
Brotherton Court Stair C Flat 1, Opal Gardens, Hope Road, Manchester, M14 5EX
Brotherton Court Stair C Flat 2, Opal Gardens, Hope Road, Manchester, M14 5EX
Brotherton Court Stair C Flat 3, Opal Gardens, Hope Road, Manchester, M14 5EX
Brotherton Court Stair C Flat 4, Opal Gardens, Hope Road, Manchester, M14 5EX
Brotherton Court Stair C Flat 5, Opal Gardens, Hope Road, Manchester, M14 5EX
Brotherton Court Stair C Flat 6, Opal Gardens, Hope Road, Manchester, M14 5EX
Brotherton Court Stair C Flat 7, Opal Gardens, Hope Road, Manchester, M14 5EX
Brotherton Court Stair C Flat 8, Opal Gardens, Hope Road, Manchester, M14 5EX
Brotherton Court Stair D Flat 1, Opal Gardens, Hope Road, Manchester, M14 5EX
Brotherton Court Stair D Flat 2, Opal Gardens, Hope Road, Manchester, M14 5EX
Brotherton Court Stair D Flat 3, Opal Gardens, Hope Road, Manchester, M14 5EX
Brotherton Court Stair D Flat 4, Opal Gardens, Hope Road, Manchester, M14 5EX
Philips Court Stair B Flat 10, Opal Gardens, Hope Road, Manchester, M14 5EW
Philips Court Stair B Flat 11, Opal Gardens, Hope Road, Manchester, M14 5EW
Philips Court Stair B Flat 12, Opal Gardens, Hope Road, Manchester, M14 5EW
Edgar Wood Centre, Daisy Bank Road, Manchester, M14 5GH
3 Hanover Crescent, Manchester, M14 5PA
5 Hanover Crescent, Manchester, M14 5PA
Flat C4, Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat A2, Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat A3, Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat A4, Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat A5, Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat A6, Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat A7, Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat A8, Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat B1, Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat B2, Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat B3, Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat B4, Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat B5, Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat B6, Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat B7, Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat B8, Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat B10, Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat B11, Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE

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Flat A4, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA
Flat A8, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA
Flat C4, Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Flat C1, Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Flat B10, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA
Flat C7, Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Flat A5, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA
Flat C5, Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Flat C2, Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Davis Hall, 67 Daisy Bank Road, Manchester, M14 5QS
Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA
Flat B11, Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Flat A3, Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Flat B2, Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Flat B5, Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Flat B9, Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Flat B1, Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Flat B3, Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Flat B8, Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Flat A2, Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Flat B12, Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Flat A1, Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Flat B7, Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Flat B6, Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Flat B4, Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Flat B10, Morris Hall, 67 Daisy Bank Road, Manchester, M14 5QB
Flat A1, Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Brotherton Court Stair B Flat 2, Opal Gardens, Hope Road, Manchester, M14 5EX
Kilburn Court Stair B Flat 2, Opal Gardens, Hope Road, Manchester, M14 5ET
Philips Court Stair B Flat 2, Opal Gardens, Hope Road, Manchester, M14 5EW
Brotherton Court, Hope Road, Manchester, M14 5EX
Flat A1, Brotherton Court, Hope Road, Manchester, M14 5EX
Flat A2, Brotherton Court, Hope Road, Manchester, M14 5EX
Flat A3, Brotherton Court, Hope Road, Manchester, M14 5EX
Flat A4, Brotherton Court, Hope Road, Manchester, M14 5EX
Flat A5, Brotherton Court, Hope Road, Manchester, M14 5EX
Flat A6, Brotherton Court, Hope Road, Manchester, M14 5EX
Flat A7, Brotherton Court, Hope Road, Manchester, M14 5EX
Flat A8, Brotherton Court, Hope Road, Manchester, M14 5EX
Flat A9, Brotherton Court, Hope Road, Manchester, M14 5EX
Flat A10, Brotherton Court, Hope Road, Manchester, M14 5EX
Flat A11, Brotherton Court, Hope Road, Manchester, M14 5EX
Flat A12, Brotherton Court, Hope Road, Manchester, M14 5EX
Flat B1, Brotherton Court, Hope Road, Manchester, M14 5EX
Flat B2, Brotherton Court, Hope Road, Manchester, M14 5EX
Flat B3, Brotherton Court, Hope Road, Manchester, M14 5EX
Flat B4, Brotherton Court, Hope Road, Manchester, M14 5EX
Flat B5, Brotherton Court, Hope Road, Manchester, M14 5EX
Flat B6, Brotherton Court, Hope Road, Manchester, M14 5EX
Flat B7, Brotherton Court, Hope Road, Manchester, M14 5EX
Flat B8, Brotherton Court, Hope Road, Manchester, M14 5EX

List No. 2

Flat 10, Stair B Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat 11, Stair B Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat 1, Stair C Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat 2, Stair C Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat 3, Stair C Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat 4, Stair C Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat 12, Stair B Ollerenshaw Hall, 67 Daisy Bank Road, Manchester, M14 5QE
Flat 1 Stair A, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 2 Stair A, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 3 Stair A, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 4 Stair A, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 5 Stair A, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 6 Stair A, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 7 Stair A, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 8 Stair A, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 9 Stair A, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 10 Stair A, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 11 Stair A, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 12 Stair A, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 1 Stair B, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 2 Stair B, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 3 Stair B, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 4 Stair B, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 5 Stair B, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 6 Stair B, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 7 Stair B, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 8 Stair B, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 1 Stair C, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 2 Stair C, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX
Flat 3 Stair C, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX

List No. 2

Flat 4 Stair C, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX

Flat 5 Stair C, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX

Flat 6 Stair C, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX

Flat 7 Stair C, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX

Flat 8 Stair C, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX

Flat 1 Stair D, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX

Flat 2 Stair D, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX

Flat 3 Stair D, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX

Flat 4 Stair D, Brotherton Court, 2 Hope Road Anson Road, Manchester, M14 5EX

Flat 1 Stair A, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 10 Stair B, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 7 Stair B, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 6 Stair B, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 2 Stair B, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 1 Stair B, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 2 Stair C, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 3 Stair C, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 4 Stair C, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 2 Stair A, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 3 Stair A, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 4 Stair A, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 5 Stair A, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 6 Stair A, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 7 Stair A, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 8 Stair A, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 1 Stair C, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 12 Stair B, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 11 Stair C, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 9 Stair B, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 3 Stair B, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 4 Stair B, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 8 Stair B, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 5 Stair B, Shaw Hall, 67 Daisy Bank Road, Manchester, M14 5QA

Flat 1, Stair A Davis Hall, 67 Daisy Bank Road, Manchester, M14 5QS

Flat 2, Stair A Davis Hall, 67 Daisy Bank Road, Manchester, M14 5QS

Flat 3, Stair A Davis Hall, 67 Daisy Bank Road, Manchester, M14 5QS

First Church Of Christ Scientist, Edgar Wood, Daisy Bank Road, Manchester, M14 5GH

23 Welby Street, Victoria Park, Manchester, M13 OEL

List No. 2

Representations were received from the following third parties:

South Manchester Regeneration
dr michael k bane, 23 Welby Street, Victoria Park, Manchester, M13 OEL

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