

List No. 4

Bradford Ward	Application Number	Date of Appln	Committee Date
	081588/OO/2006/N2	18th Jan 2007	31st May 2007

Proposal OUTLINE PLANNING APPLICATION for the layout, scale, access and landscaping for the erection of 29 no. residential units with associated car parking (appearance reserved).

Location Land Off Ashton Old Road Between Mill Street And Alan Turing Way Running Adjacent To Pitman Close And Sparta Walk, Beswick

Applicant Rowlinson Construction Ltd London House, London Road Station, Poynton, SK12 1YP,

Agent Pozzoni Design Group Woodville House, Woodville Road, Altrincham, Cheshire, WA14 2FH

Description

The planning application site is currently an area of open space situated along Ashton Old Road. The site measures 1 hectare (2.47 acres) in size and is a linear strip of land located between Ashton Old Road, Alan Turing Way, Mill Street and Sparta Walk with Galston Street running down the centre of the site. The site is bounded by residential properties to the north at Sparta Walk, Alan Turing Way and a health centre to the west, and across Ashton Old Road there are industrial uses to the south. The land within the site edge red is not flat, with several changes in gradient across the site and no existing boundary treatment.

The background to the submission of this planning application is that Mosscares Housing received an allocation from the housing corporation in 2004/2005 to build 23 new properties in the Openshaw area. The land covered by this application, and application 081588/OO/2006/N2, was offered to Mosscares for the provision of this allocation. In order to develop this site, Mosscares partnered with Rowlinson Construction Ltd. to provide 42 new homes and 15 apartments split across the two application sites to provide houses for private sale and social housing.

Planning permission is sought under this outline application for the layout, scale, means of access and landscaping for a residential scheme comprising the erection of a three storey block containing 15 self contained apartments and 14 two and three storey dwellinghouses with car parking, gardens and landscaping. The proposal includes the provision of a block of apartments located on the corner of Ashton Old Road and Alan Turing Way, and fourteen houses fronting onto Ashton Old Road all with access from Mill Street and Galston Street. The items that would be dealt with under a reserved matters application would be design and appearance.

Consultations

Local Residents / Businesses - 4 letters of objection have been received against this application. The comments made are summarised below:

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1) There are very little green areas within the estate and the whole reason for creating the field was to get rid of back-to-back housing. Now residents feel it will be too built up again. Residents use the land for dog walking and children use it for recreational purposes. It would be better landscaped and made more pleasing to the eye for existing residents to use. Building on this land would constitute a considerable loss of amenities to the people living in the area and do nothing to improve the aesthetic qualities. Most of the houses in the estate do not have a front garden and therefore, this small oasis that separates the estate from a very busy, dirty road.

2) Very concerned about the location of the planning application as the area contains over a hundred fully mature trees, which were first planted when the estate was built. Besides looking pleasant and attractive, these now form a very effective barrier, both in terms of screening the estate from the effects of traffic noise pollution from the very busy Ashton Old Road, as well as filtering carbon emissions from cars and trucks using this route. This does not constitute the City Council improving and conserving the environment.

3) Disagree with some of the comments made with the tree report. No cars have ever been abandoned and set on fire on this land. Bonfires were lit on November 5th for many years, but these are actively discouraged. Many of the trees were planted over 30 years ago and are a tribute to the young people who lived and grew up on the estate.

4) Worried about having housing association properties because of the increase in crime, as there are other Mosscaire Housing estates that are badly policed and run. Also concerned about the depreciation of homes in the area if more social car housing is built in the area, which could spiral into negative equity.

5) All people deserve somewhere decent to live and I commend the council for building homes to let for families. But they shouldn't be on busy, dirty and polluted main roads where health and safety is a problem. Parking is currently a major problem on match and event days.

6) Feel that the planning committee should make a visit to this small oasis all the residents have come to enjoy, as it acts as a barrier to noise, dirt and pollution. Whilst on site, the committee should inspect the heavy traffic, the road to be opened from Ashton Old Road and the large drain at the site, where the bad smell is overwhelming.

MEDC Landscape Practice Group - Although there are concerns regarding the loss of open space and well-established trees, it is acknowledged that there are other environmental and social factors that reduce the character and aesthetic value of this area of landscape. There is an element of lack of functionality for this area of land, which is particularly emphasised by the fact that there is no vehicular access to Mill Street. Therefore, it is favoured to have some form of development in this area. A well-designed residential development with a high quality landscape would be an improvement to this space. It would also help to improve the natural and night time surveillance of this area. The loss of open green space and mature trees is however regrettable. It is therefore recommended that a high quality landscape is a condition of the new development and that some element of mitigation also forms part of the planning approval. This could be in the form of additional tree planting within the locality for the benefit of the local community.

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Head of Engineering Services - Any comments will be reported to Committee.

Head of Environmental Health (Pollution) - No objections in principle to the proposal subject to the inclusion of several conditions. This includes a detailed condition in relation to the acoustic insulation of the new buildings. Other conditions should include details in relation to the storage and collection of refuse and the provision of external lighting.

Head of Environmental Health (Contaminated Land) - Historical information relating to this site indicates a possible presence of significant levels of contamination. Therefore, it is recommended that a condition be included to ensure the completion of a full report.

PS Housing - No comments to make on this proposal.

Environment and Operations (Trees) - There are a large number of trees on this site. The trees consist of mature hybrid poplars and young mature Lombardy poplars. The trees are in fair condition, and should be retained if possible, however they will not tolerate any root disturbance. The remaining trees will require removal if this development is to proceed. All work to trees should be implemented in accordance with BS 3998 'Recommendations for Tree Works' and BS 5837 'Trees in relation to construction' 2005.

Environment and Operations (Refuse/Sustain) - Any comments will be reported to Committee.

Environment Agency - The original consultation with the EA resulted in an objection to the proposed development. This is because the site is over a hectare in size and a flood risk assessment was not provided with the planning submission. Under the revised PPS25, application sites that lie within an area that may present a significant flood risk from the generation of surface water run off require a full flood risk assessment to be completed. The applicant has now completed this assessment, which is currently being reviewed by the Environment Agency. The Environment Agency's further comments will be reported to Committee when they have been received.

Greater Manchester Police - This proposal was the subject of pre-planning consultation with this unit and providing the items in the Crime Impact Statement are followed, there are no objections to the scheme.

United Utilities - There are no objections to this proposal. However, there are large public sewers that run through the site and the relevant easements or diversions must be addressed at eh developers expense.

Greater Manchester Ecology - A bat survey has been carried out on this site and it has revealed that there are no bats present. However, the trees may support breeding birds. Therefore a condition should be included to restrict the felling of any trees within the bird breeding season (March to July inclusive). The proposal involves the loss of open space within the area and therefore, it is important that accessible natural greenspace standards are being achieved within the wider area.

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New East Manchester - NEM are in support of the outline planning application. The design and elevations compliment other new build property along Ashton Old Road and the proposals for the wider scheme have taken into account feedback from the resident consultation undertaken in 2005 and 2006. These comments focused around the following concerns; the loss of trees, density, the possibility of Mill Street being re-opened, increased traffic and issues related to who would be allocated the social housing. This feedback has helped inform the development of the plans. For example; there has been a reduction in the number of units over time (from 70 to 57), new housing set back from Ashton Old Road will create a line of new trees, a strip of land between Ashton Old Road and the housing for sale will be retained as open public space and replanted with appropriate tree species. Under the proposals Mill Street will remain closed with a public walkway from Ashton Old Road to Herne Street to complement the proposed traffic calming measures. In addition, the plans complement Eastlands Homes proposals to redevelop the three storey flats at Wade Walk and Windermere Close that are situated nearby. Discussions have been held between both Mosscares Housing Association and Eastlands Homes to integrate the two proposals to ensure the sustainability of the neighbouring residential area.

Issues

Unitary Development Plan -

The site lies within a mixed use area of Openshaw and is covered by area policy EM16, but apart from the site has no specific land allocation within the U.D.P. Area Policy EM16 states that within Lower and Higher Openshaw development will be permitted which includes:

- a) the redevelopment, improvement and modernisation of residential neighbourhoods, and
- b) within the residential neighbourhoods a greater mix of housing types, sizes and tenures, particularly family accommodation and owner occupied housing.

When dealing with applications of this nature, regard is given to Development Control Policies No. 7 "New Housing Development" and No. 16 "Street Landscapes". Policy DC7 states that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable. Policy DC16 can be applied here as this requires the retention of existing trees and the provision of tree planting along the public frontages of sites.

Further housing policies include H1.2, H2.1, H2.2 and H2.7. Policy H1.2 states that the City Council will ensure that the housing stock contains a wide range of housing types to meet the needs of people who want to live in Manchester. The above should include accommodation designed for disabled people. The City Council also encourages environmental improvements to make residential areas safer and more attractive through Policy H2.1. Policy H2.2 is also relevant and states that the Council will not allow development, which will have an unacceptable impact on residential areas. The matters that the Council will consider will include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution. Finally, H2.7 outlines how new housing schemes will be expected to be of a high standard of design and to make a positive contribution towards improving the City's environment. Areas of incidental space should not be

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formed unless arrangements are made for their proper and enduring maintenance.

With regards to the City Council's aim to ensure sustainability within developments, Policy T3.7 states that the Council will encourage the provision of secure facilities for cycle storage and that it is expected that all major developments should make adequate provision. Policy E1.5 outlines that the Council will contribute towards energy conservation by ensuring that new development is located where it can be easily served by public transport and by encouraging high standards of energy efficiency. Policy E1.6 relates to the materials used for developments and outlines how the Council will require that building materials used are environmentally friendly wherever it is possible.

There are also further Environmental and Transport Policies that are relevant in this case. The Environmental Policies include E2.4 and E2.6, E3.3 and E3.5. Policy E2.4 states that the Council will ensure that the effects upon wildlife are taken fully into account when considering development proposals. E2.6 outlines that the Council will prevent wherever possible the loss of existing trees and will encourage the extensive use of broadleaved trees in planting schemes to improve the appearance of built up areas.

The application site lies along Ashton Old Road, which is a major radial route into and out of the City Centre. Therefore, Policy E3.3 is relevant to this application. This policy states that the Council will upgrade the appearance of the City's major radial and orbital roads and rail routes. This will include improvements to the appearance of adjacent premises; encouraging new development of the highest quality; and ensuring that landscape schemes are designed to minimise litter problems. Finally, Policy E3.5 explains that the Council will promote measures, which will lead to a safer environment for all people living in and using the City. These measures will include:-

- a) ensuring that the layout of new development is designed with safety in mind and does not lead to the creation of isolated areas;
- b) designing landscaping schemes so as to minimise the risk of attack;
- c) that community facilities are located where they are easy and safe to get to;
- d) providing safe places for children to play;
- e) improving road safety.

Transport policies T2.4, T2.6 and T3.1 can also be applied to this proposal. Policy T2.4 states that the City Council will expect developments to make adequate provision for their car parking requirements. In deciding whether the level of car parking associated with any development is acceptable, the Council will have regard to the environmental capacity of the site both in terms of the physical appearance of the car parking and its effect on neighbouring activities and also the ability of the local road network to accommodate the traffic generated by the proposed development. Policy T2.6 explains how the Council expects an adequate car parking provision to be made for disabled people and T3.1 states that the Council will ensure that the particular needs of both pedestrians and cyclists are catered for in new development schemes.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance provides a framework for all development in the City and requires that the design of new development incorporates a cohesive relationship with the street scene, aids natural surveillance through the demarcation of public and private spaces and the retention of strong building

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lines and appropriate elevational detailing and strong design particularly to corner plots.

National guidance

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development

This statement advises that planning should facilitate and promote sustainable and inclusive patterns of urban development by making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life, contributing to sustainable economic development, protecting and enhancing the natural and historic environment, ensuring high quality development through good and inclusive design and efficient use of resources, and ensuring development supports existing communities and contributes to the creation of safe, sustainable, liveable mixed communities with good access to jobs and key services for all members of the community.

Planning Policy Statement 3 (PPS3): Housing

In deciding planning applications, LPAs should have regard to achieving high quality housing, ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular families and older people, the suitability of a site for housing including its environmental sustainability, and using land effectively and efficiently, and ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in an area.

Regional Planning Guidance

RPG13

DP1 - Economy in the use of land and buildings is required. 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 - New development must demonstrate good quality design and respect for its setting.

Draft Regional Spatial Strategy

DP1 - Proposals and schemes must demonstrate excellent design quality, sustainable construction, efficiency in resource use and respect for their physical and natural setting.

Principle - It is considered that the redevelopment of this area of open space for residential use is acceptable in principle, as the land has been previously used for residential purposes. However, the loss of open space and trees from the site, and the impact of the development on the character of the area and the surrounding residential properties should be assessed.

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Major Development - The proposal has been advertised as a Major Development by virtue of the number of units of the proposed application site.

Environmental Impact Assessment - This planning application has been subject to a Screening Opinion for an Environmental Assessment. The Screening Opinion considers that given the previously developed nature of the site with historical residential uses on the site, and the replacement with residential uses, together with the fact that the applicant has submitted a desk top study of the contaminated land and landfill gas in the area, an ecological study, a bat survey, an arboricultural survey and traffic impact assessment, together with comprehensive plans and elevations of the proposal and a design statement, the application can 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.

Trees and Landscaping - It is acknowledged that the proposal for redeveloping this site does include the removal of a high proportion of the existing trees and vegetation. The trees have been in place for a long period of time and have grown to maturity. However, the tree specialists have stated that some of the existing species are struggling due to the recent storms and lack of maintenance, and that some of the species are becoming a hazard through falling limbs. Due to this acknowledgement, it is the intention of the developer to provide 100% replacement tree planting within the site, of an extra heavy standard and a native species, whilst also contributing towards further street tree planting within the surrounding residential areas. The aim of this is to provide the 110% net gain of tree planting recommended within the City Council's Greening Strategy. The existing trees that are to be retained, would be protected by a condition stating BS5837 'Trees in relation to Construction'. Further conditions would be also be included in any approval, relating to landscaping, works to trees and the protection of nesting birds. Most importantly, a condition would request the submission of a comprehensive landscaping scheme that would respect the character of the surrounding area and enhance the appearance of this site. Therefore, the Head of Planning considers that the layout of open space and landscaping for this development is acceptable.

Disabled Access - This application and development is the result of a City Council disposal and consequent development brief. Therefore, compliance with Design for Access 2 is required. This development will now be 100% fully capable of adaptation for disabled living. All of the new houses are fully accessible with all of the houses being capable of housing a platform lift. The sizes of the toilets, bedrooms, bathrooms, kitchens and passageways are all in line with Design for Access 2 and therefore, the Head of Planning is satisfied that this development will be available and accessible to all.

Accommodation Type - There is currently a debate across planning in relation to the types of accommodation being provided within the Manchester City area. There is a significant amount of flatted accommodation being provided across the whole of the City and concerns have been voiced that specific areas of Manchester's suburbs are not suitable for this type of accommodation. This proposal now includes the provision of a mix of apartments and family houses,

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with both the apartments and houses providing two and three bedrooms for family use. This is a site in Openshaw with a busy main road frontage and a junction at the corner. For this reason, it is not considered appropriate to provide family houses and gardens onto the road junction within this busy environment. Therefore, the provision of a block of accommodation on the corner within a landscaped setting is considered to be a more appropriate option. It is then possible to provide some family units set back from the main road, with quieter gardens facing back towards Sparta Walk. Therefore, the Head of Planning is satisfied with the provision of a mix of dwellings and apartments on this site.

Siting - The applicant has incorporated the principles of the Development Guide by ensuring that all units have their principle frontage to the main roads around the site. The block of apartments is located on the corner of the site facing and framing the road junction. The dwellinghouses are to be built with a small front garden to provide defensible space from the highway. This is considered to be in line with modern day visibility splays, good urban design principles and the streetscape. The properties facing onto Ashton Old Road are set back substantially from the main footpath and highway, mainly due to the presence of an old drainage area. This has allowed the retention of a strip of open space and tree planting along Ashton Old Road that will act as a buffer area to the busy main road. All the new properties have off-street parking/ driveways which other houses in the area do not have, and the rear gardens are larger in size than the rear yards / amenity space that the existing houses have in the area. Therefore, it is not considered to be overdevelopment of the site and the siting is considered to be acceptable in this instance.

Scale and Massing - The application site is currently an area of open space that used to be occupied by residential properties. The scale and massing of the new properties are slightly larger than those in the surrounding estates, however this is to provide some well needed larger family houses. Despite this increase in scale, it is considered that the new properties are still in keeping with the existing housing stock in this area. This proposal includes the creation of good quality residential accommodation that will improve the appearance of the site and the area. The buildings have been designed as two and three storey dwellings to be sympathetic to the existing buildings and address the main corners with some height. All of the houses have habitable room windows overlooking the street to increase visual surveillance and to be in line with the City Council's Guide to Development 2. The design and overall appearance of the buildings has not be considered as part of this outline application as these issues will be considered at the reserved matters stage.

Residential Amenity - It is acknowledged that there are residential properties directly facing the application site, and there would be a significant increase in the amount of development on the site compared to the current open space. However, as this is a residential proposal and the site was previously occupied by residential properties, there should not be a significant increase in the noise generated from the site and the general activity should be limited to residents leaving and returning to the accommodation. The increase in height on the corner plots are located away from the existing two storey properties and therefore, should not have a significant impact on any of the smaller terrace properties. The loss of the open space within the area is acknowledged, however this is not a quality area directly adjacent to a major radial route. Masterplanning exercises are currently being completed within the immediate

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area that will include the overall improvement of the residential environment. This will include the provision of higher quality areas of open space and general improvements to the public realm. Therefore, the Head of Planning does not consider that this proposal will have a detrimental impact on the residential amenity currently enjoyed by the surrounding occupants.

Parking - Policy T2.4 states that the City Council will expect developments to make adequate provision for their parking requirements and particular consideration should be given to the ability of the local road network to accommodate the traffic generated by the proposed development. With 100% parking being provided for all of the new residential units, through integral garages and driveways, it is considered that this development has adequate and satisfactory car parking provision.

Pedestrian/Highway Safety - It is not considered that the number of units proposed on this site, i.e. 29, would lead to a dramatic increase in the vehicular movements along Mill Street and Galston Street, so as to be detrimental to the levels of pedestrian and highway safety currently enjoyed in the vicinity of the site. Furthermore, both Mill Street and Galston Street currently exist but have not been used in recent years due to the prior demolition of the houses in the area. However, these are in line with the necessary highway standards and will not cause any serious impact on the existing highway network.

Crime and Disorder - The scheme has been assessed at both the pre application and application consultation stages of this process and the Architectural Liaison Unit are satisfied that this development will achieve the Secured by Design certification. A condition has been included to ensure that the correct certification is received.

Sustainability - It should be acknowledged that the applicants are mindful of the provision of sustainable accommodation and that they are seeking to achieve a 'very good' rating within the EcoHomes standards. A sustainability report has been submitted along with the application and a condition has been included to ensure the work is carried out. The provision of sustainable developments is very important and it is respectable that the applicants are striving to achieve this rating.

Legal Agreement - The applicants have agreed to enter into a legal agreement relating to a financial contribution towards the planting of additional street trees within the surrounding residential area. This is in addition to the 100% replacement tree planting within the site, and will help to mitigate the loss of the trees necessary for the development.

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

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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 MINDED TO APPROVE

(Subject to the applicant entering into a Legal Agreement relating to a financial contribution towards the planting of street trees within the surrounding residential areas and towards general environmental improvement works within the surrounding residential areas) On the basis that the proposal is in accord with the City Council's Unitary Development Plan (in particular Policies EM16, H1.2, H2.1, H2.2, H2.7, E1.5, E1.6, E2.4, E2.6, E3.3, E3.5, E3.7, T2.4, T3.1, T3.7, DC7 and DC16) and with other material considerations of material weight (in particular the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Planning Policy Statement 1 (PPS1), Planning Policy Statement 3 (PPS3), and the Regional Spatial Strategy for the North West.) and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

1) Applications for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission. The development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved.

Reason

Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

2) Before the development is commenced, the applicant shall submit detailed plans and particulars to the Council, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters: appearance.

Reason -

To ensure the satisfactory development of the site and because this application is in outline only, pursuant to Policies EM16, H1.2, H2.1, H2.2, H2.7, E1.5, E1.6, E2.4, E2.6, E3.3, E3.5, T2.4, T3.1, T3.7, DC7 and DC16 of the adopted UDP for the City of Manchester and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Planning Policy Statement 1 (PPS1), Planning Policy Statement 3 (PPS3), and the Regional Spatial Strategy for the North West.

3) The development hereby approved shall be carried out in accordance with the Design and Access Statement, the Transport Statement, the Arboricultural Survey, the Bat Survey, the Geotechnical Report and the drawings numbered P1991-190, P1991-191, P1991-192, P1991-193, P1991-194, P1991-196,

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P1991-199 and P1991-902/A, stamped as received by the Local Planning Authority on 7th December 2006, the Crime Impact Assessment and the Disabled Persons Access Statement stamped as received by the Local Planning Authority on 21st December 2006, and the EcoHomes Pre Assessment Report stamped as received by the Local Planning Authority on 18th January 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 EM16, H1.2, H2.1, H2.2, H2.7, E1.5, E1.6, E2.4, E2.6, E3.3, E3.5, T2.4, T3.1, T3.7, DC7 and DC16 of the adopted UDP for the City of Manchester and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Planning Policy Statement 1 (PPS1), Planning Policy Statement 3 (PPS3), and the Regional Spatial Strategy for the North West.

4) The planning permission hereby granted does not confer consent for the details as shown on the street elevations drawing and the drawings numbered P1991-201, P1991-202/A, P1991-203/B, P1991-204/B, P1991-300/A, P1991-301, P1991-302/A and P1991-316, in relation to the internal layouts and elevational treatments, which will form part of any subsequent reserved matters applications.

Reason

To ensure that the development is carried out in accordance with the approved plans only, pursuant to Policies EM16, H1.2, H2.1, H2.2, H2.7, E1.5, E1.6, E2.4, E2.6, E3.3, E3.5, T2.4, T3.1, T3.7, DC7 and DC16 of the adopted UDP for the City of Manchester and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance, Planning Policy Statement 1 (PPS1), Planning Policy Statement 3 (PPS3), and the Regional Spatial Strategy for the North West.

5) Construction of the works hereby approved by this permission shall not take place until samples and specifications of the 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 EM16, H2.1, H2.2, H2.7, E1.5, E1.6, E3.3, E3.5 and E3.7 of the adopted UDP for the City of Manchester and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

6) Notwithstanding the submitted landscape drawing, a fully detailed landscaping scheme including name, location, size and planting density of all planted material, the girth and height of the proposed trees, tree pit sizes, tree

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staking methods, surfacing materials, details of furniture and a management and maintenance proposal, shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of the development. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted unless otherwise agreed in writing by the City Council as local planning authority.

Reason

To ensure that a satisfactory landscaping scheme for the development is carried out, pursuant to Policies EM16, H2.1, H2.2, H2.7, E2.4, E2.6 and DC16 of the adopted UDP for the City of Manchester and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

7) All trees, shrubs and hedges within the site and/or trees whose root structure may extend within the site, which are to be retained as shown on the approved plan ref. 550/001/A shall be fenced off before any building or other operation approved by this permission is carried out within the vicinity in accordance with British Standard BS 5837:2005. Thereafter, no excavation or other building or engineering operations shall take place and no plant, machinery or materials (including excavated material) shall be placed, deposited, stored or stacked within any such fence during the construction period.

Reason

In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area, pursuant to Policies E1.6, E2.4, E2.6, E3.1 and E3.5 of the adopted UDP for the City of Manchester.

8) All tree work carried out during the construction of the development hereby approved should be carried out in accordance with British Standard BS 5837:2005 "Recommendations for Tree Work".

Reason

In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area, pursuant to Policies E1.6, E2.4, E2.6, E3.1 and E3.5 of the adopted UDP for the City of Manchester.

9) No clearance of vegetation or trees from the site should be carried out in the bird nesting season (March to July inclusive). If clearance during the nesting season is unavoidable then a survey for nesting birds must be undertaken prior to work commencing and submitted to and approved in writing by the City Council as local planning authority. If nesting birds are found by the survey and are likely to be disturbed by clearance works then clearance should be delayed until after the young have fledged.

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The site supports habitats suitable for use by nesting birds, which are protected by the Wildlife and Countryside Act 1981, and pursuant to Policy E2.4 in the Unitary Development Plan for the City of Manchester.

10) 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 car parking for the development proposed when the building is occupied, pursuant to Policies EM16, H2.2, H2.7, E3.5, T2.4 and T3.1, of the adopted UDP for the City of Manchester and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

11) The development hereby approved shall achieve a minimum of "Very Good" BREEAM Eco-Homes rating, unless otherwise agreed in writing by the City Council as local planning authority. The "Very Good" rating shall be awarded by an assessor licensed by the Building Research Establishment in respect of all buildings composed in the development prior to the first occupation of development, or phase of development.

Reason

In the interests of minimising the environmental impacts of the development, or phase of development, pursuant to policy E1.5 of the Unitary Development Plan for Manchester (adopted 1995)

12) The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to achieve the 'Secure by Design' accreditation awarded by the Greater Manchester Police. Written confirmation of those measures are to be provided to the City Council, as the Local Planning Authority.

Reason -

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well-being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in PPS1 "Delivering Sustainable Development".

13) The development hereby permitted shall not begin until a scheme to deal with contamination of land and/or groundwater has been submitted to and approved in writing by the Local Planning Authority and until measures approved in that scheme have been fully implemented. The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirements specifically and in writing:

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A desk study, a site investigation and a written method statement for the remediation of land contamination affecting the site carried out by a competent person shall be agreed in writing with the Local Planning Authority prior to the commencement and all requirements shall be implemented and completed to the satisfaction of the Local Planning Authority. No deviation shall be made from this scheme without the express written agreement of the Local Planning Authority.

If during the works contamination is encountered which has not previously been identified then work shall cease in that area, the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

Upon completion of the works, this condition shall not be discharged until a verification report has been submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure that the presence of, or the potential for any land/ground 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.

14)

15) 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 UDP.

16) Full elevation drawings of the proposed boundary treatment, including colour, shall be submitted to and approved in writing by the City Council, as local planning authority, before the use commences.

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, E3.3 and E3.5 of the adopted UDP.

17) No external lighting shall be erected on or around the site without the prior written approval of the Local Planning Authority. Details of any proposed external lighting within the site must be submitted to and approved in writing by

List No. 4

the City Council as Local Planning Authority. The lighting must only be implemented in accordance with the approved details.

Reason

To safeguard the amenities of the occupiers of nearby residential accommodation once the development is completed, pursuant to Policy H2.2 of the adopted UDP for the City of Manchester.

18) Details of a Green Travel Plan Strategy, implementation and monitoring of effectiveness shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Green Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remains effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Green Travel Plan Strategy shall be adopted and implemented.

Reason

In accordance with the provisions contained within 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.

19) Notwithstanding the provisions of Article 3 of Part 1 of Schedule 2 or as subsequently amended to, the Town and Country Planning General Development Order 1995 (as amended), no garages, outbuildings or extensions shall be erected other than those expressly authorised by this permission.

Reason

To ensure that the high density nature of the development is not further increased by extensions and outbuildings and 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 H2.1, H2.2 and H2.7 of the adopted UDP for the City of Manchester.

20) Notwithstanding the provisions of Article 3 of, and Class A of Part 1 of Schedule 2 to, the Town and Country (General Permitted Development) Order 1995, the garage accommodation hereby approved, as part of this development shall not be converted into living accommodation without the express written permission of the City Council as local planning authority.

Reason

The loss of garage parking space would result in an unacceptable increase in on-street parking and would thereby be detrimental to highway and pedestrian safety, pursuant to Policies H2.1, H2.2 and H2.7 of the adopted UDP for the City of Manchester.

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21) No trade or business shall be carried out in the garage because the use of the garage 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 Policies H2.1, H2.2 and H2.7 of the adopted UDP for the City of Manchester.

22) All vehicles entering and leaving the site during the construction period are to pass through a wheel wash. Details of the wheel wash shall be submitted to and approved in writing by the City Council as local planning authority prior to the development commencing.

Reason

To ensure that the proposed development does not cause unacceptable amounts of dust in the vicinity and to ensure that local roads are kept clear of mud, pursuant to Policies H2.1, H2.2 and H2.7 of the adopted UDP for the City of Manchester.

23) 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

24) The details of an emergency telephone contact number shall be displayed during construction in a publicly accessible location on the site and shall remain so displayed unless otherwise agreed in writing by the City Council as local planning authority.

Reason

In the interests of local amenity, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester

25) Prior to the commencement of the development, full details of the existing and proposed site levels for the proposal hereby approved shall be submitted to in plan form and approved in writing by the City Council as Local Planning Authority. The details within the approved plans shall then be implemented in full as part of the development.

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 H2.1, H2.2, H2.7, E1.5 and E1.6 of the adopted UDP 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: 081588/OO/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:

Contaminated Land Section
Environmental Health
Director Of Housing
Chief Executive's Landscape Practice Group
New East Manchester
Environment & Operations (Refuse & Sustainability)
Engineering Services
Environment & Operations (Trees)
Greater Manchester Ecology Unit
Environment Agency
Greater Manchester Police
United Utilities
1 Abbeyfield Square, Manchester, M11 2EQ
1 Attewell Street, Manchester, M11 2BX
1 Beede Street, Manchester, M11 2AT
1 Clayton Lane, Manchester, M11 2FG
1 Colliery Street, Bradford, Manchester, M11 2AW
1 Colliery Street, Manchester, M11 2AW
1 Dulgar Street, Manchester, M11 2BU
1 Flavian Walk, Manchester, M11 2EG
1 Herne Street, Manchester, M11 2AJ
1 Kerwin Walk, Manchester, M11 2BF
1 Neden Close, Manchester, M11 2EJ
1 Outrington Drive, Manchester, M11 2BD
1 Pitman Close, Manchester, M11 2BQ
1 Reform Walk, Manchester, M11 2FF
1 Sparta Walk, Manchester, M11 2BR
1 St Barnabas Square, Manchester, M11 2FJ
1 Thames Close, Manchester, M11 2FH
1 Wade Walk, Manchester, M11 2AR
1 Windermere Close, Manchester, M11 2AF
1 Winslow Street, Manchester, M11 2AY
10 Churchfield Walk, Manchester, M11 2BA
10 Colliery Street, Bradford, Manchester, M11 2AP
10 Dulgar Street, Manchester, M11 2BU
10 Dyer Street, Manchester, M11 3AN
10 Goole Street, Manchester, M11 2AX
10 Mayton Street, Manchester, M11 2AL
10 Pitman Close, Manchester, M11 2BQ
10 Trafalgar Walk, Manchester, M11 2EH

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10 Winslow Street, Manchester, M11 2AY
11 Abbeyfield Square, Manchester, M11 2EQ
11 Beede Street, Manchester, M11 2AT
11 Colliery Street, Bradford, Manchester, M11 2AW
11 Dulgar Street, Manchester, M11 2BU
11 Flavian Walk, Manchester, M11 2EG
11 Herne Street, Manchester, M11 2AJ
11 Mayton Street, Manchester, M11 2AN
11 Neden Close, Manchester, M11 2EJ
11 Pitman Close, Manchester, M11 2BQ
11 Reform Walk, Manchester, M11 2FF
11 Sparta Walk, Manchester, M11 2BR
11 St Barnabas Square, Manchester, M11 2FJ
11 Thames Close, Manchester, M11 2FH
11 Wade Walk, Manchester, M11 2AR
11 Windermere Close, Manchester, M11 2AF
11 Winslow Street, Manchester, M11 2AY
12 Churchfield Walk, Manchester, M11 2BA
12 Colliery Street, Bradford, Manchester, M11 2AP
12 Goole Street, Manchester, M11 2AX
12 Mayton Street, Manchester, M11 2AL
12 Pitman Close, Manchester, M11 2BQ
12 Trafalgar Walk, Manchester, M11 2EH
12 Winslow Street, Manchester, M11 2AY
13 Beede Street, Manchester, M11 2AT
13 Colliery Street, Bradford, Manchester, M11 2AW
13 Herne Street, Manchester, M11 2AJ
13 Mayton Street, Manchester, M11 2AN
13 Neden Close, Manchester, M11 2EJ
13 Sparta Walk, Manchester, M11 2BR
13 St Barnabas Square, Manchester, M11 2FJ
13 Thames Close, Manchester, M11 2FH
13 Wade Walk, Manchester, M11 2AR
13 Wesley Street, Manchester, M11 3AN
13 Windermere Close, Manchester, M11 2AF
13 Winslow Street, Manchester, M11 2AY
14 Colliery Street, Bradford, Manchester, M11 2AP
14 Goole Street, Manchester, M11 2AX
14 Mayton Street, Manchester, M11 2AL
14 Pitman Close, Manchester, M11 2BQ
14 Trafalgar Walk, Manchester, M11 2EH
14 Winslow Street, Manchester, M11 2AY
15 Beede Street, Manchester, M11 2AT
15 Colliery Street, Bradford, Manchester, M11 2AW
15 Herne Street, Manchester, M11 2AJ
15 Mayton Street, Manchester, M11 2AN
15 St Barnabas Square, Manchester, M11 2FJ
15 Thames Close, Manchester, M11 2FH
15 Wade Walk, Manchester, M11 2AR
15 Wesley Street, Manchester, M11 3AN
15 Windermere Close, Manchester, M11 2AF
15 Winslow Street, Manchester, M11 2AY
16 Colliery Street, Bradford, Manchester, M11 2AP
16 Goole Street, Manchester, M11 2AX

List No. 4

16 Mayton Street, Manchester, M11 2AL
16 Pitman Close, Manchester, M11 2BQ
16 Trafalgar Walk, Manchester, M11 2EH
17 Herne Street, Manchester, M11 2AJ
17 Mayton Street, Manchester, M11 2AN
17 Thames Close, Manchester, M11 2FH
17 Wade Walk, Manchester, M11 2AR
17 Wesley Street, Manchester, M11 3AN
17 Windermere Close, Manchester, M11 2AF
17 Winslow Street, Manchester, M11 2AY
18 Colliery Street, Bradford, Manchester, M11 2AP
18 Dyer Street, Manchester, M11 3AX
18 Goole Street, Manchester, M11 2AX
18 Pitman Close, Manchester, M11 2BQ
18 Trafalgar Walk, Manchester, M11 2EH
18 Wilson Street, Beswick And Clayton, Manchester, M11 2AZ
18 Wilson Street, Manchester, M11 2AZ
19 Herne Street, Manchester, M11 2AJ
19 Thames Close, Manchester, M11 2FH
19 Wade Walk, Manchester, M11 2AR
19 Wesley Street, Manchester, M11 3AN
19 Windermere Close, Manchester, M11 2AF
19 Winslow Street, Manchester, M11 2AY
199-209 Mill Street, Manchester, M11 4AG
1A Colliery Street, Bradford, Manchester, M11 2AW
2 Churchfield Walk, Manchester, M11 2BA
2 Clayton Lane, Manchester, M11 2FG
2 Colliery Street, Bradford, Manchester, M11 2AP
2 Dulgar Street, Manchester, M11 2BU
2 Dyer Street, Manchester, M11 3AX
2 Goole Street, Manchester, M11 2AX
2 Herne Street, Manchester, M11 2AH
2 Kerwin Walk, Manchester, M11 2BF
2 Mayton Street, Manchester, M11 2AL
2 Pitman Close, Manchester, M11 2BQ
2 South Street, Bradford, Manchester, M11 2EW
2 St Barnabas Square, Manchester, M11 2FJ
2 Stopley Walk, Manchester, M11 2AQ
2 Trafalgar Walk, Manchester, M11 2EH
2 Wesley Street, Manchester, M11 3AN
2 Windermere Close, Manchester, M11 2BB
2 Winslow Street, Manchester, M11 2AY
20 Colliery Street, Bradford, Manchester, M11 2AP
20 Goole Street, Manchester, M11 2AX
20 Mayton Street, Manchester, M11 2AL
20 Pitman Close, Manchester, M11 2BQ
20 Trafalgar Walk, Manchester, M11 2EH
20 Wilson Street, Manchester, M11 2AZ
21 Colliery Street, Bradford, Manchester, M11 2AW
21 Herne Street, Manchester, M11 2AJ
21 Kay Street, Manchester, M11 2XX
21 Thames Close, Manchester, M11 2FH
21 Wade Walk, Manchester, M11 2AR
21 Windermere Close, Manchester, M11 2AF

List No. 4

21 Winslow Street, Manchester, M11 2AY
214 Grey Mare Lane, Manchester, M11 3AJ
216 Grey Mare Lane, Manchester, M11 3AJ
218 Grey Mare Lane, Manchester, M11 3AJ
21A Wesley Street, Manchester, M11 3AN
22 Bosworth Street, Manchester, M11 3AW
22 Colliery Street, Bradford, Manchester, M11 2AP
22 Goole Street, Manchester, M11 2AX
22 Mayton Street, Manchester, M11 2AL
22 Pitman Close, Manchester, M11 2BQ
22 Trafalgar Walk, Manchester, M11 2EH
22 Wilson Street, Manchester, M11 2AZ
220 Grey Mare Lane, Manchester, M11 3AJ
23 Colliery Street, Bradford, Manchester, M11 2AW
23 Herne Street, Manchester, M11 2AJ
23 Thames Close, Manchester, M11 2FH
23 Wade Walk, Manchester, M11 2AR
23 Wesley Street, Manchester, M11 3AN
23 Windermere Close, Manchester, M11 2AF
23 Winslow Street, Manchester, M11 2AY
24 Bosworth Street, Manchester, M11 3AW
24 Colliery Street, Bradford, Manchester, M11 2AP
24 Goole Street, Manchester, M11 2AX
24 Mayton Street, Manchester, M11 2AL
24 Pitman Close, Manchester, M11 2BQ
24 Trafalgar Walk, Manchester, M11 2EH
24 Wilson Street, Manchester, M11 2AZ
243 Mill Street, Manchester, M11 4ZZ
25 Bosworth Street, Manchester, M11 3AP
25 Colliery Street, Bradford, Manchester, M11 2AW
25 Goole Street, Manchester, M11 2AU
25 Herne Street, Manchester, M11 2AJ
25 Thames Close, Manchester, M11 2FH
25 Wade Walk, Manchester, M11 2AR
25 Windermere Close, Manchester, M11 2AF
25 Winslow Street, Manchester, M11 2AY
26 Bosworth Street, Manchester, M11 3AW
26 Colliery Street, Bradford, Manchester, M11 2AP
26 Goole Street, Manchester, M11 2AX
26 Herne Street, Manchester, M11 2BG
26 Mayton Street, Manchester, M11 2AL
26 Pitman Close, Manchester, M11 2BQ
26 Trafalgar Walk, Manchester, M11 2EH
26 Wilson Street, Manchester, M11 2AZ
27 Bosworth Street, Manchester, M11 3AP
27 Colliery Street, Bradford, Manchester, M11 2AW
27 Goole Street, Manchester, M11 2AU
27 Herne Street, Manchester, M11 2AJ
27 Thames Close, Manchester, M11 2FH
27 Wade Walk, Manchester, M11 2AR
27 Windermere Close, Manchester, M11 2AF
27 Winslow Street, Manchester, M11 2AY
28 Colliery Street, Bradford, Manchester, M11 2AP
28 Dyer Street, Manchester, M11 3AN

List No. 4

28 Goole Street, Manchester, M11 2AX
28 Herne Street, Manchester, M11 2BG
28 Mayton Street, Manchester, M11 2AL
28 Pitman Close, Manchester, M11 2BQ
28 Trafalgar Walk, Manchester, M11 2EH
28 Wilson Street, Manchester, M11 2AZ
29 Colliery Street, Bradford, Manchester, M11 2AW
29 Goole Street, Manchester, M11 2AU
29 Herne Street, Manchester, M11 2EF
29 Thames Close, Manchester, M11 2FH
29 Windermere Close, Manchester, M11 2AF
2A Store Street, Bradford, Manchester, M11 2FY
3 Abbeyfield Square, Manchester, M11 2EQ
3 Attewell Street, Manchester, M11 2BX
3 Beede Street, Manchester, M11 2AT
3 Clayton Lane, Manchester, M11 2FG
3 Colliery Street, Bradford, Manchester, M11 2AW
3 Dawnay Street, Manchester, M11 2EW
3 Dulgar Street, Manchester, M11 2BU
3 Flavian Walk, Manchester, M11 2EG
3 Herne Street, Manchester, M11 2AJ
3 Kerwin Walk, Manchester, M11 2BF
3 Mayton Street, Manchester, M11 2AN
3 Neden Close, Manchester, M11 2EJ
3 Outrington Drive, Manchester, M11 2BD
3 Pitman Close, Manchester, M11 2BQ
3 Reform Walk, Manchester, M11 2FF
3 Sparta Walk, Manchester, M11 2BR
3 St Barnabas Square, Manchester, M11 2FJ
3 Thames Close, Manchester, M11 2FH
3 Wade Walk, Manchester, M11 2AR
3 Windermere Close, Manchester, M11 2AF
3 Winslow Street, Manchester, M11 2AY
30 Bosworth Street, Manchester, M11 3AW
30 Colliery Street, Bradford, Manchester, M11 2AP
30 Herne Street, Manchester, M11 2BG
30 Mayton Street, Manchester, M11 2AL
30 Pitman Close, Manchester, M11 2BQ
30 South Street, Bradford, Manchester, M11 2EW
30 Trafalgar Walk, Manchester, M11 2EH
30 Wilson Street, Manchester, M11 2AZ
31 Bosworth Street, Manchester, M11 3AP
31 Colliery Street, Bradford, Manchester, M11 2AW
31 Goole Street, Manchester, M11 2AU
31 Herne Street, Manchester, M11 2EF
31 Thames Close, Manchester, M11 2FH
31 Windermere Close, Manchester, M11 2AF
32 Bosworth Street, Manchester, M11 3AW
32 Colliery Street, Bradford, Manchester, M11 2AP
32 Goole Street, Manchester, M11 2AX
32 Mayton Street, Manchester, M11 2AL
32 Trafalgar Walk, Manchester, M11 2EH
32 Wilson Street, Manchester, M11 2AZ
328 Mill Street, Manchester, M11 3BS

List No. 4

33 Colliery Street, Bradford, Manchester, M11 2AW
33 Goole Street, Manchester, M11 2AU
33 Herne Street, Manchester, M11 2EF
33 Thames Close, Manchester, M11 2FH
33 Windermere Close, Manchester, M11 2AF
34 Bosworth Street, Manchester, M11 3AW
34 Colliery Street, Bradford, Manchester, M11 2AP
34 Goole Street, Manchester, M11 2AX
34 Mayton Street, Manchester, M11 2AL
34 Wilson Street, Manchester, M11 2AZ
35 Colliery Street, Bradford, Manchester, M11 2AW
35 Goole Street, Manchester, M11 2AU
35 Herne Street, Manchester, M11 2EF
35 Thames Close, Manchester, M11 2FH
35 Windermere Close, Manchester, M11 2AF
36 Bosworth Street, Manchester, M11 3AW
36 Colliery Street, Bradford, Manchester, M11 2AP
36 Goole Street, Manchester, M11 2AX
36 Mayton Street, Manchester, M11 2AL
36 Selby Street, Manchester, M11 2BY
36 Wilson Street, Manchester, M11 2AZ
37 Colliery Street, Bradford, Manchester, M11 2AW
37 Goole Street, Manchester, M11 2AU
37 Herne Street, Manchester, M11 2EF
37 Thames Close, Manchester, M11 2FH
37 Windermere Close, Manchester, M11 2AF
38 Bosworth Street, Manchester, M11 3AW
38 Colliery Street, Bradford, Manchester, M11 2AP
38 Goole Street, Manchester, M11 2AX
38 Mayton Street, Manchester, M11 2AL
38 Selby Street, Manchester, M11 2BY
38 Wilson Street, Manchester, M11 2AZ
39 Goole Street, Manchester, M11 2AU
39 Herne Street, Manchester, M11 2EF
39 Thames Close, Manchester, M11 2FH
39 Windermere Close, Manchester, M11 2AF
3A Colliery Street, Bradford, Manchester, M11 2AW
3a, Colliery Street, Manchester, M11 2AW
4 Churchfield Walk, Manchester, M11 2BA
4 Clayton Lane, Manchester, M11 2FG
4 Clayton Lane South, Manchester, M11 2WD
4 Colliery Street, Bradford, Manchester, M11 2AP
4 Dulgar Street, Manchester, M11 2BU
4 Goole Street, Manchester, M11 2AX
4 Herne Street, Manchester, M11 2AH
4 Kerwin Walk, Manchester, M11 2BF
4 Mayton Street, Manchester, M11 2AL
4 Pitman Close, Manchester, M11 2BQ
4 St Barnabas Square, Manchester, M11 2FJ
4 Stopley Walk, Manchester, M11 2AQ
4 Trafalgar Walk, Manchester, M11 2EH
4 Windermere Close, Manchester, M11 2BB
4 Winslow Street, Manchester, M11 2AY
40 Bosworth Street, Manchester, M11 3AW

List No. 4

40 Colliery Street, Bradford, Manchester, M11 2AP
40 Mayton Street, Manchester, M11 2AL
40 Selby Street, Manchester, M11 2BY
40 Wilson Street, Manchester, M11 2AZ
41 Goole Street, Manchester, M11 2AU
41 Herne Street, Manchester, M11 2EF
41 Thames Close, Manchester, M11 2FH
41 Windermere Close, Manchester, M11 2AF
42 Bosworth Street, Manchester, M11 3AW
42 Colliery Street, Bradford, Manchester, M11 2AP
42 Mayton Street, Manchester, M11 2AL
42 Selby Street, Manchester, M11 2BY
420 Mill Street, Manchester, M11 2AE
422 Mill Street, Manchester, M11 2AE
424 Mill Street, Manchester, M11 2AE
426 Mill Street, Manchester, M11 2AE
428 Mill Street, Manchester, M11 2AE
43 Goole Street, Manchester, M11 2AU
43 Herne Street, Manchester, M11 2EF
43 Thames Close, Manchester, M11 2FH
43 Windermere Close, Manchester, M11 2AF
430 Mill Street, Manchester, M11 2AE
432 Mill Street, Manchester, M11 2AE
434 Mill Street, Manchester, M11 2AE
436 Mill Street, Manchester, M11 2AE
438 Mill Street, Manchester, M11 2AE
44 Bosworth Street, Manchester, M11 3AW
44 Colliery Street, Bradford, Manchester, M11 2AP
44 Mayton Street, Manchester, M11 2AL
44 Selby Street, Manchester, M11 2BY
44 Wilson Street, Manchester, M11 2AZ
440 Mill Street, Manchester, M11 2AE
442 Mill Street, Manchester, M11 2AE
444 Mill Street, Manchester, M11 2AE
446 Mill Street, Manchester, M11 2AE
448 Mill Street, Manchester, M11 2AE
45 Goole Street, Manchester, M11 2AU
45 Herne Street, Manchester, M11 2EF
45 Selby Street, Manchester, M11 2BY
45 Thames Close, Manchester, M11 2FH
450 Mill Street, Manchester, M11 2AE
452 Mill Street, Manchester, M11 2AE
454 Mill Street, Manchester, M11 2AE
456 Mill Street, Manchester, M11 2AE
458 Mill Street, Manchester, M11 2AE
46 Bosworth Street, Manchester, M11 3AW
46 Colliery Street, Bradford, Manchester, M11 2AP
46 Mayton Street, Manchester, M11 2AL
46 Selby Street, Manchester, M11 2BY
46 Wilson Street, Manchester, M11 2AZ
460 Mill Street, Manchester, M11 2AE
462 Mill Street, Manchester, M11 2AE
463 Mill Street, Manchester, M11 2AD
464 Mill Street, Manchester, M11 2AE

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465 Mill Street, Manchester, M11 2AD
467 Mill Street, Manchester, M11 2AD
468 Mill Street, Manchester, M11 2AE
469 Mill Street, Manchester, M11 2AD
47 Goole Street, Manchester, M11 2AU
47 Graham Street, Manchester, M11 3BB
47 Herne Street, Manchester, M11 2EF
47 Selby Street, Manchester, M11 2BY
47 Thames Close, Manchester, M11 2FH
470 Mill Street, Manchester, M11 2AE
471 Mill Street, Manchester, M11 2AD
472 Mill Street, Manchester, M11 2AE
474 Mill Street, Manchester, M11 2AE
476 Mill Street, Manchester, M11 2AE
478 Mill Street, Manchester, M11 2AE
48 Bosworth Street, Manchester, M11 3AW
48 Colliery Street, Bradford, Manchester, M11 2AP
48 Mayton Street, Manchester, M11 2AL
48 Selby Street, Manchester, M11 2BY
48 Wilson Street, Manchester, M11 2AZ
49 Goole Street, Manchester, M11 2AU
49 Herne Street, Manchester, M11 2EL
49 Selby Street, Manchester, M11 2BY
49 Thames Close, Manchester, M11 2FH
491 Mill Street, Manchester, M11 2AD
495 Mill Street, Manchester, M11 2AB
5 Abbeyfield Square, Manchester, M11 2EQ
5 Attewell Street, Manchester, M11 2BX
5 Beede Street, Manchester, M11 2AT
5 Clayton Lane, Manchester, M11 2FG
5 Colliery Street, Bradford, Manchester, M11 2AW
5 Dawnay Street, Manchester, M11 2EW
5 Dulgar Street, Manchester, M11 2BU
5 Flavian Walk, Manchester, M11 2EG
5 Herne Street, Manchester, M11 2AJ
5 Kerwin Walk, Manchester, M11 2BF
5 Mayton Street, Manchester, M11 2AN
5 Neden Close, Manchester, M11 2EJ
5 Outrington Drive, Manchester, M11 2BD
5 Pitman Close, Manchester, M11 2BQ
5 Reform Walk, Manchester, M11 2FF
5 Sparta Walk, Manchester, M11 2BR
5 St Barnabas Square, Manchester, M11 2FJ
5 Thames Close, Manchester, M11 2FH
5 Wade Walk, Manchester, M11 2AR
5 Windermere Close, Manchester, M11 2AF
5 Winslow Street, Manchester, M11 2AY
50 Bosworth Street, Manchester, M11 3AW
50 Colliery Street, Bradford, Manchester, M11 2AP
50 Goole Street, Manchester, M11 2AX
50 Mayton Street, Manchester, M11 2AL
50 Selby Street, Manchester, M11 2BY
50 Wilson Street, Manchester, M11 2AZ
51 Goole Street, Manchester, M11 2AU

List No. 4

51 Herne Street, Manchester, M11 2EL
51 Selby Street, Manchester, M11 2BY
51 Thames Close, Manchester, M11 2FH
52 Bosworth Street, Manchester, M11 3AW
52 Goole Street, Manchester, M11 2AX
52 Mayton Street, Manchester, M11 2AL
52 Selby Street, Manchester, M11 2BY
52 Wilson Street, Manchester, M11 2AZ
53 Herne Street, Manchester, M11 2EL
53 Selby Street, Manchester, M11 2BY
53 Thames Close, Manchester, M11 2FH
54 Bosworth Street, Manchester, M11 3AW
54 Goole Street, Manchester, M11 2AX
54 Mayton Street, Manchester, M11 2AL
54 Selby Street, Manchester, M11 2BY
54 Wilson Street, Manchester, M11 2AZ
55 Herne Street, Manchester, M11 2EL
55 Selby Street, Manchester, M11 2BY
55 Thames Close, Manchester, M11 2FH
56 Bosworth Street, Manchester, M11 3AW
56 Goole Street, Manchester, M11 2AX
56 Mayton Street, Manchester, M11 2AL
56 Selby Street, Manchester, M11 2BY
56 Wilson Street, Manchester, M11 2AZ
57 Herne Street, Manchester, M11 2EL
58 Bosworth Street, Manchester, M11 3AW
58 Goole Street, Manchester, M11 2AX
58 Wilson Street, Manchester, M11 2AZ
59 Herne Street, Manchester, M11 2EL
5A Colliery Street, Bradford, Manchester, M11 2AW
5a, Colliery Street, Manchester, M11 2AW
6 Churchfield Walk, Manchester, M11 2BA
6 Colliery Street, Bradford, Manchester, M11 2AP
6 Dulgar Street, Manchester, M11 2BU
6 Goole Street, Manchester, M11 2AX
6 Kerwin Walk, Manchester, M11 2BF
6 Mayton Street, Manchester, M11 2AL
6 Pitman Close, Manchester, M11 2BQ
6 St Barnabas Square, Manchester, M11 2FJ
6 Stopley Walk, Manchester, M11 2AQ
6 Trafalgar Walk, Manchester, M11 2EH
6 Windermere Close, Manchester, M11 2BB
6 Winslow Street, Manchester, M11 2AY
60 Bosworth Street, Manchester, M11 3AW
60 Goole Street, Manchester, M11 2AX
60 Wilson Street, Manchester, M11 2AZ
62 Bosworth Street, Manchester, M11 3AW
62 Wilson Street, Manchester, M11 2AZ
63 Colliery Street, Bradford, Manchester, M11 2AP
64 Bosworth Street, Manchester, M11 3AW
64 Wilson Street, Manchester, M11 2AZ
648 Ashton Old Road, Manchester, M11 2WD
66 Bosworth Street, Manchester, M11 3AW
66 Wilson Street, Manchester, M11 2AZ

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68 Bosworth Street, Manchester, M11 3AW
68 Wilson Street, Manchester, M11 2AZ
692-694 Ashton Old Road, Manchester, M11 2ND
7 Abbeyfield Square, Manchester, M11 2EQ
7 Attewell Street, Manchester, M11 2BX
7 Beede Street, Manchester, M11 2AT
7 Colliery Street, Bradford, Manchester, M11 2AW
7 Dulgar Street, Manchester, M11 2BU
7 Flavian Walk, Manchester, M11 2EG
7 Herne Street, Manchester, M11 2AJ
7 Kerwin Walk, Manchester, M11 2BF
7 Mayton Street, Manchester, M11 2AN
7 Neden Close, Manchester, M11 2EJ
7 Pitman Close, Manchester, M11 2BQ
7 Reform Walk, Manchester, M11 2FF
7 Sparta Walk, Manchester, M11 2BR
7 St Barnabas Square, Manchester, M11 2FJ
7 Thames Close, Manchester, M11 2FH
7 Wade Walk, Manchester, M11 2AR
7 Windermere Close, Manchester, M11 2AF
7 Winslow Street, Manchester, M11 2AY
70 Bosworth Street, Manchester, M11 3AW
70 Wilson Street, Manchester, M11 2AZ
72 Bosworth Street, Manchester, M11 3AW
72 Herne Street, Manchester, M11 2BG
72 Wilson Street, Manchester, M11 2AZ
729-731 Ashton Old Road, Manchester, M11 2HD
731 Ashton Old Road, Manchester, M11 2HD
735 Ashton Old Road, Manchester, M11 2HD
735a, Ashton Old Road, Manchester, M11 2HD
74 Bosworth Street, Manchester, M11 3AW
74 Herne Street, Manchester, M11 2BG
741 Ashton Old Road, Manchester, M11 2HD
745-753, Ashton Old Road, Manchester, M11 2HB
753 Ashton Old Road, Manchester, M11 2HB
755 Ashton Old Road, Manchester, M11 2HB
76 Bosworth Street, Manchester, M11 3AW
76 Herne Street, Manchester, M11 2BG
771-771A , 771A Ashton Old Road, Manchester, M11 2HB
78 Bosworth Street, Manchester, M11 3AW
78 Herne Street, Manchester, M11 2BG
7A Colliery Street, Bradford, Manchester, M11 2AW
7a, Colliery Street, Manchester, M11 2AW
8 Churchfield Walk, Manchester, M11 2BA
8 Colliery Street, Bradford, Manchester, M11 2AP
8 Colliery Street, Manchester, M11 2AP
8 Dulgar Street, Manchester, M11 2BU
8 Goole Street, Manchester, M11 2AX
8 Kerwin Walk, Manchester, M11 2BF
8 Mayton Street, Manchester, M11 2AL
8 Pitman Close, Manchester, M11 2BQ
8 St Barnabas Square, Manchester, M11 2FJ
8 Stopley Walk, Manchester, M11 2AQ
8 Trafalgar Walk, Manchester, M11 2EH

List No. 4

8 Windermere Close, Manchester, M11 2BP
8 Winslow Street, Manchester, M11 2AY
80 Bosworth Street, Manchester, M11 3AW
80 Herne Street, Manchester, M11 2BG
82 Bosworth Street, Manchester, M11 3AW
82 Herne Street, Manchester, M11 2BG
84 Bosworth Street, Manchester, M11 3AW
84 Herne Street, Manchester, M11 2BG
86 Bosworth Street, Manchester, M11 3AW
86 Herne Street, Manchester, M11 2BG
88 Herne Street, Manchester, M11 2BG
9 Abbeyfield Square, Manchester, M11 2EQ
9 Attewell Street, Manchester, M11 2BX
9 Beede Street, Manchester, M11 2AT
9 Colliery Street, Bradford, Manchester, M11 2AW
9 Colliery Street, Manchester, M11 2AW
9 Dulgar Street, Manchester, M11 2BU
9 Flavian Walk, Manchester, M11 2EG
9 Gorton Road, Manchester, M11 2DZ
9 Herne Street, Manchester, M11 2AJ
9 Mayton Street, Manchester, M11 2AN
9 Neden Close, Manchester, M11 2EJ
9 Pitman Close, Manchester, M11 2BQ
9 Reform Walk, Manchester, M11 2FF
9 Sparta Walk, Manchester, M11 2BR
9 St Barnabas Square, Manchester, M11 2FJ
9 Thames Close, Manchester, M11 2FH
9 Wade Walk, Manchester, M11 2AR
9 Windermere Close, Manchester, M11 2AF
9 Winslow Street, Manchester, M11 2AY
90 Herne Street, Manchester, M11 2BG
A P E Crossley Ltd, PO Box 1, Manchester, M11 2DP
Abbey National Plc, PO Box 51, Manchester, M11 2FX
Alexandra Hotel, 76 Mill Street, Manchester, M11 4DS
Bank House, Thornton Street, Bradford, Manchester, M11 3AN
Barclays Bank Plc, PO Box 16, Manchester, M11 2BN
Barclays Bank Plc, PO Box 50, Manchester, M11 2LA
Beswick Healthcare Ltd, The Cornerstone Centre, 2 Graham Street,
Manchester, M11 3AA
Britannia Car Sales, 18 Dyer Street, Manchester, M11 3AX
British Telecom, 495 Mill Street, Manchester, M11 2AB
Brown And Tawse Tubes Limited, Clayton Lane South, Manchester, M11 2WD
Business Link, 49 Whitworth Street, Manchester, M11 2BZ
Ciba Speciality Chemicals Plc, PO Box 2, Manchester, M11 4AP
Ciba-geigy Uk Ltd, PO Box 4, Manchester, M11 4AR
City Course Trading Estate, Whitworth Street, Bradford, Manchester, M11 2DW
Colworth Chemist Ltd, Oak House, 400 Alan Turing Way, Manchester, M11
3BE
Datesand Ltd, PO Box 45, Manchester, M11 1XD
Duke Of Edinburgh, 366 Mill Street, Manchester, M11 2BJ
E M N N T, PO Box 54, Manchester, M11 2WX
East To West Properties, PO Box 86, Manchester, M11 4XW
El-ammam Bakery, Unit 6, City Course Trading Estate Whitworth Street,
Manchester, M11 2DW

List No. 4

First Floor And Second Floor, 692-694 Ashton Old Road, Manchester, M11 2ND
First Floor Flat, 46 Colliery Street, Bradford, Manchester, M11 2AP
First Floor Flat, 48 Colliery Street, Bradford, Manchester, M11 2AP
First Floor Flat, 80 Bosworth Street, Manchester, M11 3AW
First Floor Flat B, 36 Colliery Street, Bradford, Manchester, M11 2AP
Five Oaks Family Practice, Oak House, 47 Graham Street, Manchester, M11 3BB
Five Oaks Pharmacy, Oak House, 400 Alan Turing Way, Manchester, M11 3BE
Flat 1, 22 Bosworth Street, Manchester, M11 3AW
Flat 1, 3 Colliery Street, Bradford, Manchester, M11 2AW
Flat 1, 50 Bosworth Street, Manchester, M11 3AW
Flat 1, 60 Goole Street, Manchester, M11 2AX
Flat 1, 70 Bosworth Street, Manchester, M11 3AW
Flat 2, 22 Bosworth Street, Manchester, M11 3AW
Flat 2, 50 Bosworth Street, Manchester, M11 3AW
Flat 2, 60 Goole Street, Manchester, M11 2AX
Flat 2, 70 Bosworth Street, Manchester, M11 3AW
Flat, 735 Ashton Old Road, Manchester, M11 2HD
G H Sheldon, PO Box 30, Manchester, M11 2SH
Greater Manchester Police, PO Box 77, Manchester, M11 2WG
Greggs Northwest Childrens Cancer Run, PO Box 74, Manchester, M11 4XZ
Ground Floor, 692-694 Ashton Old Road, Manchester, M11 2ND
Ground Floor Flat, 46 Colliery Street, Bradford, Manchester, M11 2AP
Ground Floor Flat, 48 Colliery Street, Bradford, Manchester, M11 2AP
Ground Floor Flat, 80 Bosworth Street, Manchester, M11 3AW
Ground Floor Flat A, 36 Colliery Street, Bradford, Manchester, M11 2AP
H Carr, 3 Dawnay Street, Manchester, M11 2EW
Halifax Equitable, PO Box 58, Manchester, M11 2XE
Having A Voice Ltd, Venture Centre, 491 Mill Street, Manchester, M11 2AD
Hooch Hah Productions, PO Box 79, Manchester, M11 1WD
Incognito, Unit 4, City Course Trading Estate Whitworth Street, Manchester, M11 2DW
Institution Of Architectural Engineers, PO Box 91, Manchester, M11 3WY
Iqbal Bros, 648 Ashton Old Road, Manchester, M11 2WD
Job Club Part, 491 Mill Street, Manchester, M11 2AD
K2 Direct Ltd, Kay Street, Manchester, M11 2XX
K2 Direct Mail Ltd, PO Box 11, Manchester, M11 2RR
K2 Direct Mail Ltd, PO Box 31, Manchester, M11 2PP
K2 Direct Mail Ltd, PO Box 35, Manchester, M11 2YY
K2 Direct Mail Ltd, PO Box 53, Manchester, M11 2WE
Leigh Arms, Ashton Old Road, Manchester, M11 2HD
Lloyds Tsb Bank Plc, PO Box 37, Manchester, M11 2BT
Lojaru Oriental, PO Box 72, Manchester, M11 4WS
M U D Uk, PO Box 85, Manchester, M11 4UZ
M.q.co.uk, PO Box 69, Manchester, M11 1WY
Manchester City Council, PO Box 87, Manchester, M11 4XG
Manchester College Of Arts & Technology, Ashton Old Road, Manchester, M11 2WH
Manchester College Of Arts & Technology, Openshaw Campus, Ashton Old Road, Manchester, M11 2WH
Manchester University Settlement, Bosworth Street, Manchester, M11 3AP
Mantec Engineering Ltd, Unit 1, City Course Trading Estate Whitworth Street, Manchester, M11 2DW

List No. 4

Mantec, Gorton Road, Manchester, M11 2DZ
Nashk Dovi, PO Box 1234, Manchester, M11 1XZ
Nei Ape Crossley Engines Limited, Pottery Lane, Manchester, M11 2DQ
North Manchester N H S Primary Care Trust, The Cornerstone Centre, 2
Graham Street, Manchester, M11 3AA
North West Compressed Air Co Ltd, Unit 7, City Course Trading Estate
Whitworth Street, Manchester, M11 2DW
Northern Optical Co, PO Box 28, Manchester, M11 3AE
Oggies Cafe, Venture Centre, 491 Mill Street, Manchester, M11 2AD
Openshaw Delivery Office, 497 Mill Street, Manchester, M11 2AA
Openshaw Gentlemans Club, 755 Ashton Old Road, Manchester, M11 2HB
Openshaw Jobcentre Plus, PO Box 60, Manchester, M11 1WA
Openshaw Technical College, Phoenix House, Whitworth Street, Manchester,
M11 2GR
Pacitto Motors, 21 Wesley Street, Manchester, M11 3AN
Park Inn, 2 Mill Street, Manchester, M11 4DS
Pics Productions, PO Box 40, Manchester, M11 3PZ
PO Box 13, Manchester, M11 4AQ
PO Box 78, Manchester, M11 1WE
PO Box 89, Manchester, M11 2XB
PO Box 90, Manchester, M11 4XA
Rainbow Castle, Venture Centre, 491 Mill Street, Manchester, M11 2AD
Rear Of, 692-694 Ashton Old Road, Manchester, M11 2ND
Retail Motor Industry Training Ltd, Whitworth House, Ashton Old Road,
Manchester, M11 2WH
Room 22, Mill Street, Manchester, M11 2AD
Room 23a, 491 Mill Street, Manchester, M11 2AD
Room F12, 491 Mill Street, Manchester, M11 2AD
Room F3, 491 Mill Street, Manchester, M11 2AD
Room F4, 491 Mill Street, Manchester, M11 2AD
Room F5, 491 Mill Street, Manchester, M11 2AD
Room F6, 491 Mill Street, Manchester, M11 2AD
Room M1, 491 Mill Street, Manchester, M11 2AD
Room M11, 491 Mill Street, Manchester, M11 2AD
Room M12, 491 Mill Street, Manchester, M11 2AD
Room M6, 491 Mill Street, Manchester, M11 2AD
Room M7, 491 Mill Street, Manchester, M11 2AD
Room M8, 491 Mill Street, Manchester, M11 2AD
Rooms F1 To F2, 491 Mill Street, Manchester, M11 2AD
Rooms F7 And F8, 491 Mill Street, Manchester, M11 2AD
Rooms M2 And M3, 491 Mill Street, Manchester, M11 2AD
Rooms M4 And M5, 491 Mill Street, Manchester, M11 2AD
Rooms M9 And M10, 491 Mill Street, Manchester, M11 2AD
Royal Mail, Openshaw Delivery Office, 497 Mill Street, Manchester, M11 2AA
Royal Mail, PO Box 81, Manchester, M11 2XZ
Sew Sumptuous, PO Box 71, Manchester, M11 1WB
St Barnabas Rectory, South Street, Bradford, Manchester, M11 2EY
The Bobbin, Grey Mare Lane, Manchester, M11 3SH
The East Manchester Community Association, Venture Centre, 491 Mill Street,
Manchester, M11 2AD
Thomas Storey Fabrications Ltd, Stainburn Road, Manchester, M11 2EB
Top Floor Flat, 48 Colliery Street, Bradford, Manchester, M11 2AP
Unit 1, City Course Trading Estate, Whitworth Street, Bradford, Manchester,
M11 2DW

List No. 4

Unit 2, City Course Trading Estate, Whitworth Street, Bradford, Manchester, M11 2DW

Unit 3, City Course Trading Estate, Whitworth Street, Bradford, Manchester, M11 2DW

Unit 4, City Course Trading Estate, Whitworth Street, Bradford, Manchester, M11 2DW

Unit 4, Highland Works, Buckley Street, Manchester, M11 2DZ

Unit 5, City Course Trading Estate, Whitworth Street, Bradford, Manchester, M11 2DW

Unit 6, City Course Trading Estate, Whitworth Street, Bradford, Manchester, M11 2DW

Unit 7, City Course Trading Estate, Whitworth Street, Bradford, Manchester, M11 2DW

Units 1 To 3, Regal Industrial Estate, Gorton Road, Manchester, M11 2DZ

University Settlement Charity, 31 Bosworth Street, Manchester, M11 3AP

Venture Centre, 491 Mill Street, Manchester, M11 2AD

Whitley Trading, PO Box 36, Manchester, M11 4WY

Whitworth Baths, 769 Ashton Old Road, Manchester, M11 2HB

Representations were received from the following third parties:

Contaminated Land Section

Environmental Health

Director Of Housing

Chief Executive's Landscape Practice Group

New East Manchester

Environment & Operations (Trees)

Greater Manchester Ecology Unit

Greater Manchester Police

United Utilities

mr and mrs walsh, 5 herne st, bradford, manchester

Mrs Wright, 1 Abbeyfield Sq, Openshaw, Manchester

A W J Klar, 5A Colliery Street, Openshaw, Manchester, M11 2AW

Mrs J Gilbertson, 51 Herne Street, Openshaw, Manchester, M11 2EL

Relevant Contact Officer:

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: (0161) 234 4530

Email

: j.wilson3@manchester.gov.uk