

## List No. 5

<b>Bradford Ward</b>	<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>
	081589/FO/2006/N2	19th Jan 2007	31st May 2007

**Proposal** Erection of 28 new dwellings with associated car parking and landscaping and the creation of three new vehicular access points off Herne Street for parking

**Location** Plot Of Land Commencing At Junction Of Mill Street And Ashton Old Road Running Towards Dawnay Street, Beswick

**Applicant** Rowlinson Construction/Mosscare London House, London Road South, 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, Herne Street, Mill Street and Dawnay Street. The site is bounded by residential properties to the north beyond Herne Street, 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 Mosscare 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 Mosscare for the provision of this allocation. In order to develop this site, Mosscare 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 application for the erection of 28 new one, two and three storey dwellinghouses with car parking, gardens and landscaping. The proposal includes the provision of thirteen houses fronting onto Ashton Old Road, four houses fronting onto Mill Street, five houses fronting onto Herne Street and six houses facing the new access points off Herne Street. Following consultation with the local residents, the pedestrian link between Herne Street and Ashton Old Road has been retained with the inclusion of a small public square onto Ashton Old Road.

### Consultations

Local Residents / Businesses - 93 letters of objection have been received against this application. The comments made are summarised below:

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

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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) The residents of the Galston Estate and surrounding area are appalled at the proposed plans. The uprooting of trees, some over 30 years old, will not improve our area. Residents are constantly being told that trees are important for the fight against global warming and encouraged to plant trees wherever possible.

4) Residents are disappointed, but not surprised, to learn that Manchester City Council are planning to sell to developers the small piece of land separating Herne Street from Ashton Old Road. The overwhelming majority of local people are opposed to the scheme. This will leave the area with a concrete corridor on Ashton Old Road as future developments are proposed.

5) The decisions the City Council makes have such an impact on the lives of residents and therefore, the Council should listen to the people who are living in the area. The Council seems to have little interest in actual local democracy. Residents should remind local councillors that they are elected representatives, not an unaccountable construction company. This is just the usual process of consulting residents but then doing nothing. Residents hope that the comments made have counted and have helped to shape the future well being of local residents.

6) This is the only green belt area left for the local children to play and observe our natural and dwindling wildlife. By merely planting the odd tree planted in concrete buckets or the like as a miniscule token gesture is beyond contempt.

7) The same children who play locally on the grassland will also have to contend with the new road layout system, numerous amounts of extra cars speeding along Herne Street, which is already causing concern to local residents.

8) Feedback has been provided following a consultation meeting held on Monday 6th November 2006. A quote is used to demonstrate that questions must be asked about the future of the Galston estate and the overall improvements to the area. "British cities have fallen foul of disastrous housing and transport policies, with soaring violent crime and lack of green spaces making them unsafe and unhealthy, according to a think tank. Jesse Norman, senior fellow of policy exchange, said high density town planning favoured by both left and right wing governments had led to a marked increase in social segregation and a steady decline in greenery". Representatives at the meeting said that there had been positive feedback to the proposals - from whom? Are these people affected by the development proposals?

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9) 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.

10) This is a very close-knit community where people look out for each other. Residents are wary about who will be housed in the new properties, as there are other Mosscaire Housing estates that are badly policed and run. The necessity for erecting automatic gates to the private dwelling houses is worrying as this area has never in the past required such an obvious sign of security and protection. Is this a result of experiences of the persons Moss Care choose to cohabit their dwellings\_ By building Moss Care homes for the out of work or persons on income support with 3 & 4 or more bedroom houses is not only asking for trouble but inviting it. The Bradford ward has long been a community of hard working law abiding citizens. This area has been relatively trouble free compared to other very close local estates, which were the words of a local community chief officer who attended a residents meeting within the last 2 years.

11) Residents were misled at the first meeting when it was stated that 70 - 80% would be for private sale and the rest Housing association, which has now been reversed.

12) 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.

13) 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.

14) Concerned about the mine entrance in the area and the subsidence experienced here. The two blocks of flats that remain on the site are structurally unsound and the future of the new buildings may be at risk.

Comments have also been received from Manchester College of Arts and Technology on Ashton Old Road. The college is supportive of the development and the regenerative impact this will have to the Ashton Old Road corridor and within the local neighbourhood. However, there are concerns about the new vehicular access being formed between Alan Turing Way and the Crossley House Youth Centre. This length becomes a significant pinch point that are potentially a risk to motorists, cyclists and pedestrians and the introduction of an additional traffic flow will create further risk.

Following the submission of some amended drawings, a full re-notification of residents was carried out. Any comments received following this process will be reported to Committee.

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MEDC Landscape Practice Group - Although this site is not of particular high quality and landscape value, it is the only reasonable sized piece of open space serving this local community. We recognise the trees are well established and provide a screen between Ashton Old Road and the housing on Herne Street. However, a well designed residential development with high quality landscaping would provide a better and probably more aesthetic screen. In addition the proposed housing would act as a buffer and reduce the noise from Ashton Old Road. Communal space surrounding the existing housing appears to have little value and minimal tree shrub planting. The Design and Access Statement acknowledges the fact that the developers are not proposing to carry out 100% tree replacement on the site, but would also plant trees elsewhere in the neighbourhood. There are no details of this provided and this is required. More detailed information is also required in relation to the proposed hard and soft landscaping across the site.

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

Head of Environmental Health (Pollution) - An acoustic report was submitted with this application, which does demonstrate that the development falls within an extremely noisy location. The PPG24 analysis demonstrates that the development falls within NSE Category D, which states that planning permission should normally be refused. However, the report states that the required internal noise levels can be achieved using substantial acoustic glazing and adequate mechanical ventilation systems. Therefore, a condition should be included that ensures that this level of acoustic insulation and ventilation is used within the building of the development. Other conditions should include details in relation to the storage and collection of refuse.

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 poplars, willows and maples that are in fair condition, apart from the maples that are in decline. A number of mature trees have blown over due to high winds in January and this department will remove these. 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

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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 the 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.

New East Manchester - NEM are in support of this 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 Mosscaire 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

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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 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;

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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 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

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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.

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 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

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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.

Siting - The properties proposed 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 provision of a boulevard of trees to be planted and the inclusion of a small public square. 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.

Design, 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 proposed buildings have a modern design that utilises the positive features of the site and surrounding properties. 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 houses will be surrounded with quality boundary treatments including railings and timber fencing to create a suburban appearance. The design will create a general improvement to the overall appearance within this area and it is now considered that this development will create a positive feature within the Galston Street area. Therefore, the Head of Planning considers the design and external appearance of this development to be acceptable.

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

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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 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. 28, would lead to a dramatic increase in the vehicular movements along Mill Street and Herne Street, so as to be detrimental to the levels of pedestrian and highway safety currently enjoyed in the vicinity of the site.

Furthermore, where the new vehicular accesses onto Herne Street are proposed the applicant has demonstrated that adequate visibility splays will be provided. To ensure that the development will be fully compliant with highways regulations, a condition has been included that requests full technical highway information to be submitted for the City Council to assess and approve.

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

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

Reason -

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

2) The development hereby approved shall be carried out in accordance with the Design and Access Statement, The Arboricultural Survey, the Bat Survey, the Acoustic Report, the Streetscene Drawing, the Geotechnical Report and the drawings numbered P1991-190, P1991-191/A, P1991-192, P1991-193, P1991-194, P1991-198, P1991-201, P1991-205/A, P1991-206/A, P1991-207/C, P1991-208/A, P1991-211/A, P1991-214/A, P1991-216/B, P1991-219, P1991-303/B, P1991-304/B, P1991-305, P1991-310, P1991-313, P1991-314, P1991-316, P1991-317 and P1991-902/A, stamped as received by the Local Planning Authority on 7th December 2006, the EcoHomes Pre Assessment Report stamped as received by the Local Planning Authority on 18th January 2007, and the amended drawings numbered P1991-196/A, P1991-217/A and P1991-315/B stamped as received by the Local Planning Authority on 11th May 2007,

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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.

3) 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.

4) 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 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.

5) 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

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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.

6) 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.

7) 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.

### Reason

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.

8) 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.

9) Notwithstanding the approved drawings, full highway engineering details in relation to the driveways into plots 31, 32, 34 and 35 and the proposed pedestrian refuge shall be submitted and approved in writing with the Local Planning Authority, including the new access points, pedestrian footways, dropped kerbs, surfaces and visibility splays. The development shall be carried out in accordance with the details thereby approved.

## List No. 5

### Reason

In the interests of residential amenity and highway safety, 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.

10) 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)

11) 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".

12) 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:

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

## List No. 5

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.

13) The development hereby approved shall include acoustic glazing in accordance with acoustic report written by Rowlinson Construction received on the 7th December 2006, and acoustically treated ventilation in accordance with an acoustic attenuation scheme to be submitted to and approved in writing by the City Council as local planning authority before the development commences. The acoustic attenuation scheme hereby approved shall be implemented in full before use of the premises first commences.

### Reason -

To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to Policies EM16, H1.2, H2.1, H2.2, H2.7 of the adopted UDP for the City of Manchester and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

14) 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.

15) 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.

## List No. 5

16) 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 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.

17) 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.

18) 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.

19) 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

## List No. 5

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.

20) 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.

21) 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.

22) 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

23) 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

24) 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

## List No. 5

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.

### **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: 081589/FO/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  
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  
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  
Environment & Operations (Highway Authority)

**List No. 5**

Mantec, Gorton Road, Manchester, M11 2DZ  
21 Kay Street, Manchester, M11 2XX  
Venture Centre, 491 Mill Street, Manchester, M11 2AD  
1 Sparta Walk, Manchester, M11 2BR  
3 Sparta Walk, Manchester, M11 2BR  
5 Sparta Walk, Manchester, M11 2BR  
7 Sparta Walk, Manchester, M11 2BR  
9 Sparta Walk, Manchester, M11 2BR  
11 Sparta Walk, Manchester, M11 2BR  
13 Sparta Walk, Manchester, M11 2BR  
5 Colliery Street, Bradford, Manchester, M11 2AW  
7 Colliery Street, Bradford, Manchester, M11 2AW  
9 Colliery Street, Bradford, Manchester, M11 2AW  
10 Goole Street, Manchester, M11 2AX  
12 Goole Street, Manchester, M11 2AX  
14 Goole Street, Manchester, M11 2AX  
16 Goole Street, Manchester, M11 2AX  
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25 Winslow Street, Manchester, M11 2AY  
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3 Winslow Street, Manchester, M11 2AY  
4 Winslow Street, Manchester, M11 2AY  
5 Winslow Street, Manchester, M11 2AY  
6 Winslow Street, Manchester, M11 2AY

## List No. 5

7 Winslow Street, Manchester, M11 2AY  
8 Winslow Street, Manchester, M11 2AY  
9 Winslow Street, Manchester, M11 2AY  
Openshaw Delivery Office, 497 Mill Street, Manchester, M11 2AA  
Manchester College Of Arts & Technology, Ashton Old Road, Manchester, M11  
2WH  
463 Mill Street, Manchester, M11 2AD  
465 Mill Street, Manchester, M11 2AD  
467 Mill Street, Manchester, M11 2AD  
469 Mill Street, Manchester, M11 2AD  
471 Mill Street, Manchester, M11 2AD  
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  
430 Mill Street, Manchester, M11 2AE  
432 Mill Street, Manchester, M11 2AE  
434 Mill Street, Manchester, M11 2AE  
1 Windermere Close, Manchester, M11 2AF  
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15 Windermere Close, Manchester, M11 2AF  
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7 Windermere Close, Manchester, M11 2AF  
9 Windermere Close, Manchester, M11 2AF  
11 Herne Street, Manchester, M11 2AJ  
13 Herne Street, Manchester, M11 2AJ  
15 Herne Street, Manchester, M11 2AJ  
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3 Herne Street, Manchester, M11 2AJ  
5 Herne Street, Manchester, M11 2AJ  
7 Herne Street, Manchester, M11 2AJ  
9 Herne Street, Manchester, M11 2AJ  
11 Mayton Street, Manchester, M11 2AN  
13 Mayton Street, Manchester, M11 2AN  
15 Mayton Street, Manchester, M11 2AN  
17 Mayton Street, Manchester, M11 2AN  
3 Mayton Street, Manchester, M11 2AN  
5 Mayton Street, Manchester, M11 2AN

## List No. 5

7 Mayton Street, Manchester, M11 2AN  
9 Mayton Street, Manchester, M11 2AN  
10 Colliery Street, Bradford, Manchester, M11 2AP  
12 Colliery Street, Bradford, Manchester, M11 2AP  
14 Colliery Street, Bradford, Manchester, M11 2AP  
16 Colliery Street, Bradford, Manchester, M11 2AP  
18 Colliery Street, Bradford, Manchester, M11 2AP  
2 Colliery Street, Bradford, Manchester, M11 2AP  
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6 Colliery Street, Bradford, Manchester, M11 2AP  
8 Colliery Street, Bradford, Manchester, M11 2AP  
27 Goole Street, Manchester, M11 2AU  
29 Goole Street, Manchester, M11 2AU  
31 Goole Street, Manchester, M11 2AU  
33 Goole Street, Manchester, M11 2AU  
35 Goole Street, Manchester, M11 2AU  
37 Goole Street, Manchester, M11 2AU  
39 Goole Street, Manchester, M11 2AU  
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47 Goole Street, Manchester, M11 2AU  
49 Goole Street, Manchester, M11 2AU  
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1 Colliery Street, Bradford, Manchester, M11 2AW  
11 Colliery Street, Bradford, Manchester, M11 2AW  
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29 Colliery Street, Bradford, Manchester, M11 2AW  
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31 Colliery Street, Bradford, Manchester, M11 2AW  
33 Colliery Street, Bradford, Manchester, M11 2AW  
35 Colliery Street, Bradford, Manchester, M11 2AW  
37 Colliery Street, Bradford, Manchester, M11 2AW

## List No. 5

10 Churchfield Walk, Manchester, M11 2BA  
12 Churchfield Walk, Manchester, M11 2BA  
2 Churchfield Walk, Manchester, M11 2BA  
4 Churchfield Walk, Manchester, M11 2BA  
6 Churchfield Walk, Manchester, M11 2BA  
8 Churchfield Walk, Manchester, M11 2BA  
26 Herne Street, Manchester, M11 2BG  
28 Herne Street, Manchester, M11 2BG  
30 Herne Street, Manchester, M11 2BG  
1 Pitman Close, Manchester, M11 2BQ  
10 Pitman Close, Manchester, M11 2BQ  
11 Pitman Close, Manchester, M11 2BQ  
12 Pitman Close, Manchester, M11 2BQ  
14 Pitman Close, Manchester, M11 2BQ  
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6 Pitman Close, Manchester, M11 2BQ  
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8 Pitman Close, Manchester, M11 2BQ  
9 Pitman Close, Manchester, M11 2BQ  
1 Neden Close, Manchester, M11 2EJ  
11 Neden Close, Manchester, M11 2EJ  
13 Neden Close, Manchester, M11 2EJ  
3 Neden Close, Manchester, M11 2EJ  
5 Neden Close, Manchester, M11 2EJ  
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9 Neden Close, Manchester, M11 2EJ  
33 Thames Close, Manchester, M11 2FH  
35 Thames Close, Manchester, M11 2FH  
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49 Thames Close, Manchester, M11 2FH  
51 Thames Close, Manchester, M11 2FH  
53 Thames Close, Manchester, M11 2FH  
55 Thames Close, Manchester, M11 2FH  
3A Colliery Street, Bradford, Manchester, M11 2AW  
5A Colliery Street, Bradford, Manchester, M11 2AW  
7A Colliery Street, Bradford, Manchester, M11 2AW  
1 St Barnabas Square, Manchester, M11 2FJ  
11 St Barnabas Square, Manchester, M11 2FJ

## List No. 5

13 St Barnabas Square, Manchester, M11 2FJ  
15 St Barnabas Square, Manchester, M11 2FJ  
2 St Barnabas Square, Manchester, M11 2FJ  
3 St Barnabas Square, Manchester, M11 2FJ  
4 St Barnabas Square, Manchester, M11 2FJ  
5 St Barnabas Square, Manchester, M11 2FJ  
6 St Barnabas Square, Manchester, M11 2FJ  
7 St Barnabas Square, Manchester, M11 2FJ  
8 St Barnabas Square, Manchester, M11 2FJ  
9 St Barnabas Square, Manchester, M11 2FJ  
735 Ashton Old Road, Manchester, M11 2HD  
741 Ashton Old Road, Manchester, M11 2HD  
755 Ashton Old Road, Manchester, M11 2HB  
72 Herne Street, Manchester, M11 2BG  
74 Herne Street, Manchester, M11 2BG  
76 Herne Street, Manchester, M11 2BG  
78 Herne Street, Manchester, M11 2BG  
80 Herne Street, Manchester, M11 2BG  
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88 Herne Street, Manchester, M11 2BG  
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2 Herne Street, Manchester, M11 2AH  
4 Herne Street, Manchester, M11 2AH  
2 Stopley Walk, Manchester, M11 2AQ  
4 Stopley Walk, Manchester, M11 2AQ  
6 Stopley Walk, Manchester, M11 2AQ  
8 Stopley Walk, Manchester, M11 2AQ  
1 Wade Walk, Manchester, M11 2AR  
3 Wade Walk, Manchester, M11 2AR  
5 Wade Walk, Manchester, M11 2AR  
7 Wade Walk, Manchester, M11 2AR  
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21 Wade Walk, Manchester, M11 2AR  
23 Wade Walk, Manchester, M11 2AR  
25 Wade Walk, Manchester, M11 2AR  
27 Wade Walk, Manchester, M11 2AR  
1 Beede Street, Manchester, M11 2AT  
3 Beede Street, Manchester, M11 2AT  
5 Beede Street, Manchester, M11 2AT  
7 Beede Street, Manchester, M11 2AT  
9 Beede Street, Manchester, M11 2AT  
11 Beede Street, Manchester, M11 2AT  
13 Beede Street, Manchester, M11 2AT  
15 Beede Street, Manchester, M11 2AT  
2 Windermere Close, Manchester, M11 2BB  
4 Windermere Close, Manchester, M11 2BB  
6 Windermere Close, Manchester, M11 2BB

## List No. 5

1 Outrington Drive, Manchester, M11 2BD  
3 Outrington Drive, Manchester, M11 2BD  
5 Outrington Drive, Manchester, M11 2BD  
1 Kerwin Walk, Manchester, M11 2BF  
2 Kerwin Walk, Manchester, M11 2BF  
3 Kerwin Walk, Manchester, M11 2BF  
4 Kerwin Walk, Manchester, M11 2BF  
5 Kerwin Walk, Manchester, M11 2BF  
6 Kerwin Walk, Manchester, M11 2BF  
7 Kerwin Walk, Manchester, M11 2BF  
8 Kerwin Walk, Manchester, M11 2BF  
8 Windermere Close, Manchester, M11 2BP  
2 Dulgar Street, Manchester, M11 2BU  
4 Dulgar Street, Manchester, M11 2BU  
6 Dulgar Street, Manchester, M11 2BU  
8 Dulgar Street, Manchester, M11 2BU  
10 Dulgar Street, Manchester, M11 2BU  
1 Attewell Street, Manchester, M11 2BX  
3 Attewell Street, Manchester, M11 2BX  
5 Attewell Street, Manchester, M11 2BX  
7 Attewell Street, Manchester, M11 2BX  
9 Attewell Street, Manchester, M11 2BX  
36 Selby Street, Manchester, M11 2BY  
38 Selby Street, Manchester, M11 2BY  
40 Selby Street, Manchester, M11 2BY  
42 Selby Street, Manchester, M11 2BY  
44 Selby Street, Manchester, M11 2BY  
46 Selby Street, Manchester, M11 2BY  
48 Selby Street, Manchester, M11 2BY  
50 Selby Street, Manchester, M11 2BY  
52 Selby Street, Manchester, M11 2BY  
54 Selby Street, Manchester, M11 2BY  
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49 Selby Street, Manchester, M11 2BY  
51 Selby Street, Manchester, M11 2BY  
53 Selby Street, Manchester, M11 2BY  
55 Selby Street, Manchester, M11 2BY  
29 Herne Street, Manchester, M11 2EF  
31 Herne Street, Manchester, M11 2EF  
33 Herne Street, Manchester, M11 2EF  
35 Herne Street, Manchester, M11 2EF  
37 Herne Street, Manchester, M11 2EF  
39 Herne Street, Manchester, M11 2EF  
41 Herne Street, Manchester, M11 2EF  
43 Herne Street, Manchester, M11 2EF  
45 Herne Street, Manchester, M11 2EF  
47 Herne Street, Manchester, M11 2EF  
1 Flavian Walk, Manchester, M11 2EG  
3 Flavian Walk, Manchester, M11 2EG  
5 Flavian Walk, Manchester, M11 2EG  
7 Flavian Walk, Manchester, M11 2EG  
11 Flavian Walk, Manchester, M11 2EG

## List No. 5

49 Herne Street, Manchester, M11 2EL  
51 Herne Street, Manchester, M11 2EL  
53 Herne Street, Manchester, M11 2EL  
55 Herne Street, Manchester, M11 2EL  
57 Herne Street, Manchester, M11 2EL  
59 Herne Street, Manchester, M11 2EL  
1 Abbeyfield Square, Manchester, M11 2EQ  
3 Abbeyfield Square, Manchester, M11 2EQ  
5 Abbeyfield Square, Manchester, M11 2EQ  
7 Abbeyfield Square, Manchester, M11 2EQ  
9 Abbeyfield Square, Manchester, M11 2EQ  
11 Abbeyfield Square, Manchester, M11 2EQ  
1 Reform Walk, Manchester, M11 2FF  
3 Reform Walk, Manchester, M11 2FF  
5 Reform Walk, Manchester, M11 2FF  
7 Reform Walk, Manchester, M11 2FF  
9 Reform Walk, Manchester, M11 2FF  
11 Reform Walk, Manchester, M11 2FF  
1 Clayton Lane, Manchester, M11 2FG  
2 Clayton Lane, Manchester, M11 2FG  
3 Clayton Lane, Manchester, M11 2FG  
4 Clayton Lane, Manchester, M11 2FG  
5 Clayton Lane, Manchester, M11 2FG  
St Barnabas Rectory, South Street, Bradford, Manchester, M11 2EY  
1 Dulgar Street, Manchester, M11 2BU  
3 Dulgar Street, Manchester, M11 2BU  
5 Dulgar Street, Manchester, M11 2BU  
7 Dulgar Street, Manchester, M11 2BU  
9 Dulgar Street, Manchester, M11 2BU  
11 Dulgar Street, Manchester, M11 2BU  
1 Herne Street, Manchester, M11 2AJ  
495 Mill Street, Manchester, M11 2AB  
9 Flavian Walk, Manchester, M11 2EG  
3 Dawnay Street, Manchester, M11 2EW  
692-694 Ashton Old Road, Manchester, M11 2ND  
13 Wesley Street, Manchester, M11 3AN  
15 Wesley Street, Manchester, M11 3AN  
17 Wesley Street, Manchester, M11 3AN  
19 Wesley Street, Manchester, M11 3AN  
25 Bosworth Street, Manchester, M11 3AP  
27 Bosworth Street, Manchester, M11 3AP  
24 Bosworth Street, Manchester, M11 3AW  
26 Bosworth Street, Manchester, M11 3AW  
30 Bosworth Street, Manchester, M11 3AW  
32 Bosworth Street, Manchester, M11 3AW  
34 Bosworth Street, Manchester, M11 3AW  
36 Bosworth Street, Manchester, M11 3AW  
38 Bosworth Street, Manchester, M11 3AW  
40 Bosworth Street, Manchester, M11 3AW  
42 Bosworth Street, Manchester, M11 3AW  
44 Bosworth Street, Manchester, M11 3AW  
46 Bosworth Street, Manchester, M11 3AW  
48 Bosworth Street, Manchester, M11 3AW  
50 Bosworth Street, Manchester, M11 3AW

## List No. 5

52 Bosworth Street, Manchester, M11 3AW  
54 Bosworth Street, Manchester, M11 3AW  
56 Bosworth Street, Manchester, M11 3AW  
58 Bosworth Street, Manchester, M11 3AW  
60 Bosworth Street, Manchester, M11 3AW  
62 Bosworth Street, Manchester, M11 3AW  
64 Bosworth Street, Manchester, M11 3AW  
66 Bosworth Street, Manchester, M11 3AW  
68 Bosworth Street, Manchester, M11 3AW  
70 Bosworth Street, Manchester, M11 3AW  
72 Bosworth Street, Manchester, M11 3AW  
74 Bosworth Street, Manchester, M11 3AW  
76 Bosworth Street, Manchester, M11 3AW  
78 Bosworth Street, Manchester, M11 3AW  
80 Bosworth Street, Manchester, M11 3AW  
82 Bosworth Street, Manchester, M11 3AW  
84 Bosworth Street, Manchester, M11 3AW  
86 Bosworth Street, Manchester, M11 3AW  
214 Grey Mare Lane, Manchester, M11 3AJ  
216 Grey Mare Lane, Manchester, M11 3AJ  
218 Grey Mare Lane, Manchester, M11 3AJ  
220 Grey Mare Lane, Manchester, M11 3AJ  
2 Dyer Street, Manchester, M11 3AX  
22 Bosworth Street, Manchester, M11 3AW  
18 Dyer Street, Manchester, M11 3AX  
31 Bosworth Street, Manchester, M11 3AP  
648 Ashton Old Road, Manchester, M11 2WD  
1A Colliery Street, Bradford, Manchester, M11 2AW  
50 Goole Street, Manchester, M11 2AX  
47 Graham Street, Manchester, M11 3BB  
First Floor Flat, 80 Bosworth Street, Manchester, M11 3AW  
Flat 1, 50 Bosworth Street, Manchester, M11 3AW  
Flat 2, 50 Bosworth Street, Manchester, M11 3AW  
Flat 1, 22 Bosworth Street, Manchester, M11 3AW  
Flat 2, 22 Bosworth Street, Manchester, M11 3AW  
2 Wesley Street, Manchester, M11 3AN  
Ground Floor Flat, 48 Colliery Street, Bradford, Manchester, M11 2AP  
First Floor Flat, 48 Colliery Street, Bradford, Manchester, M11 2AP  
731 Ashton Old Road, Manchester, M11 2HD  
Flat, 735 Ashton Old Road, Manchester, M11 2HD  
25 Goole Street, Manchester, M11 2AU  
2 Mayton Street, Manchester, M11 2AL  
4 Mayton Street, Manchester, M11 2AL  
6 Mayton Street, Manchester, M11 2AL  
8 Mayton Street, Manchester, M11 2AL  
10 Mayton Street, Manchester, M11 2AL  
12 Mayton Street, Manchester, M11 2AL  
14 Mayton Street, Manchester, M11 2AL  
16 Mayton Street, Manchester, M11 2AL  
20 Mayton Street, Manchester, M11 2AL  
22 Mayton Street, Manchester, M11 2AL  
24 Mayton Street, Manchester, M11 2AL  
26 Mayton Street, Manchester, M11 2AL  
28 Mayton Street, Manchester, M11 2AL

## List No. 5

30 Mayton Street, Manchester, M11 2AL  
32 Mayton Street, Manchester, M11 2AL  
34 Mayton Street, Manchester, M11 2AL  
36 Mayton Street, Manchester, M11 2AL  
38 Mayton Street, Manchester, M11 2AL  
40 Mayton Street, Manchester, M11 2AL  
42 Mayton Street, Manchester, M11 2AL  
44 Mayton Street, Manchester, M11 2AL  
46 Mayton Street, Manchester, M11 2AL  
48 Mayton Street, Manchester, M11 2AL  
50 Mayton Street, Manchester, M11 2AL  
52 Mayton Street, Manchester, M11 2AL  
54 Mayton Street, Manchester, M11 2AL  
56 Mayton Street, Manchester, M11 2AL  
Alexandra Hotel, 76 Mill Street, Manchester, M11 4DS  
436 Mill Street, Manchester, M11 2AE  
438 Mill Street, Manchester, M11 2AE  
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  
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  
460 Mill Street, Manchester, M11 2AE  
462 Mill Street, Manchester, M11 2AE  
464 Mill Street, Manchester, M11 2AE  
468 Mill Street, Manchester, M11 2AE  
470 Mill Street, Manchester, M11 2AE  
472 Mill Street, Manchester, M11 2AE  
474 Mill Street, Manchester, M11 2AE  
476 Mill Street, Manchester, M11 2AE  
478 Mill Street, Manchester, M11 2AE  
2 South Street, Bradford, Manchester, M11 2EW  
30 South Street, Bradford, Manchester, M11 2EW  
Bank House, Thornton Street, Bradford, Manchester, M11 3AN  
18 Wilson Street, Beswick And Clayton, Manchester, M11 2AZ  
1 Thames Close, Manchester, M11 2FH  
3 Thames Close, Manchester, M11 2FH  
5 Thames Close, Manchester, M11 2FH  
7 Thames Close, Manchester, M11 2FH  
9 Thames Close, Manchester, M11 2FH  
11 Thames Close, Manchester, M11 2FH  
13 Thames Close, Manchester, M11 2FH  
15 Thames Close, Manchester, M11 2FH  
17 Thames Close, Manchester, M11 2FH  
19 Thames Close, Manchester, M11 2FH  
21 Thames Close, Manchester, M11 2FH  
23 Thames Close, Manchester, M11 2FH  
25 Thames Close, Manchester, M11 2FH  
27 Thames Close, Manchester, M11 2FH

## List No. 5

29 Thames Close, Manchester, M11 2FH  
31 Thames Close, Manchester, M11 2FH  
2 Trafalgar Walk, Manchester, M11 2EH  
4 Trafalgar Walk, Manchester, M11 2EH  
6 Trafalgar Walk, Manchester, M11 2EH  
8 Trafalgar Walk, Manchester, M11 2EH  
10 Trafalgar Walk, Manchester, M11 2EH  
12 Trafalgar Walk, Manchester, M11 2EH  
14 Trafalgar Walk, Manchester, M11 2EH  
16 Trafalgar Walk, Manchester, M11 2EH  
18 Trafalgar Walk, Manchester, M11 2EH  
20 Trafalgar Walk, Manchester, M11 2EH  
22 Trafalgar Walk, Manchester, M11 2EH  
24 Trafalgar Walk, Manchester, M11 2EH  
26 Trafalgar Walk, Manchester, M11 2EH  
28 Trafalgar Walk, Manchester, M11 2EH  
30 Trafalgar Walk, Manchester, M11 2EH  
32 Trafalgar Walk, Manchester, M11 2EH  
33 Windermere Close, Manchester, M11 2AF  
35 Windermere Close, Manchester, M11 2AF  
37 Windermere Close, Manchester, M11 2AF  
39 Windermere Close, Manchester, M11 2AF  
41 Windermere Close, Manchester, M11 2AF  
43 Windermere Close, Manchester, M11 2AF  
2A Store Street, Bradford, Manchester, M11 2FY  
Flat 1, 3 Colliery Street, Bradford, Manchester, M11 2AW  
Ground Floor Flat, 80 Bosworth Street, Manchester, M11 3AW  
Ground Floor Flat A, 36 Colliery Street, Bradford, Manchester, M11 2AP  
First Floor Flat B, 36 Colliery Street, Bradford, Manchester, M11 2AP  
Flat 1, 60 Goole Street, Manchester, M11 2AX  
Flat 2, 60 Goole Street, Manchester, M11 2AX  
Top Floor Flat, 48 Colliery Street, Bradford, Manchester, M11 2AP  
First Floor Flat, 46 Colliery Street, Bradford, Manchester, M11 2AP  
Ground Floor Flat, 46 Colliery Street, Bradford, Manchester, M11 2AP  
Ground Floor, 692-694 Ashton Old Road, Manchester, M11 2ND  
First Floor And Second Floor, 692-694 Ashton Old Road, Manchester, M11 2ND  
Rear Of, 692-694 Ashton Old Road, Manchester, M11 2ND  
729-731 Ashton Old Road, Manchester, M11 2HD  
753 Ashton Old Road, Manchester, M11 2HB  
Manchester University Settlement, Bosworth Street, Manchester, M11 3AP  
Unit 4, Highland Works, Buckley Street, Manchester, M11 2DZ  
4 Clayton Lane South, Manchester, M11 2WD  
Brown And Tawse Tubes Limited, Clayton Lane South, Manchester, M11 2WD  
5 Dawnay Street, Manchester, M11 2EW  
10 Dyer Street, Manchester, M11 3AN  
9 Gorton Road, Manchester, M11 2DZ  
Units 1 To 3, Regal Industrial Estate, Gorton Road, Manchester, M11 2DZ  
199-209 Mill Street, Manchester, M11 4AG  
Room 22, Mill Street, Manchester, M11 2AD  
Room 23a, 491 Mill Street, Manchester, M11 2AD  
Job Club Part, 491 Mill Street, Manchester, M11 2AD  
Room F12, 491 Mill Street, Manchester, M11 2AD  
Room F3, 491 Mill Street, Manchester, M11 2AD

## List No. 5

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  
Nei Ape Crossley Engines Limited, Pottery Lane, Manchester, M11 2DQ  
Pacitto Motors, 21 Wesley Street, Manchester, M11 3AN  
21A Wesley Street, Manchester, M11 3AN  
23 Wesley Street, Manchester, M11 3AN  
Whitworth Baths, 769 Ashton Old Road, Manchester, M11 2HB  
28 Dyer Street, Manchester, M11 3AN  
243 Mill Street, Manchester, M11 4ZZ  
491 Mill Street, Manchester, M11 2AD  
City Course Trading Estate, Whitworth Street, Bradford, Manchester, M11 2DW  
Unit 4, City Course Trading Estate, Whitworth Street, Bradford, Manchester, M11 2DW  
Unit 6, City Course Trading Estate, Whitworth Street, Bradford, Manchester, M11 2DW  
Unit 1, City Course Trading Estate, Whitworth Street, Bradford, Manchester, M11 2DW  
Unit 3, City Course Trading Estate, Whitworth Street, Bradford, Manchester, M11 2DW  
Unit 5, City Course Trading Estate, Whitworth Street, Bradford, Manchester, M11 2DW  
Unit 7, City Course Trading Estate, Whitworth Street, Bradford, Manchester, M11 2DW  
Unit 2, City Course Trading Estate, Whitworth Street, Bradford, Manchester, M11 2DW  
771-771A , 771A Ashton Old Road, Manchester, M11 2HB  
Flat 1, 70 Bosworth Street, Manchester, M11 3AW  
Flat 2, 70 Bosworth Street, Manchester, M11 3AW  
The Bobbin, Grey Mare Lane, Manchester, M11 3SH  
Park Inn, 2 Mill Street, Manchester, M11 4DS  
328 Mill Street, Manchester, M11 3BS  
Duke Of Edinburgh, 366 Mill Street, Manchester, M11 2BJ  
63 Colliery Street, Bradford, Manchester, M11 2AP  
K2 Direct Ltd, Kay Street, Manchester, M11 2XX  
K2 Direct Mail Ltd, PO Box 11, Manchester, M11 2RR  
Five Oaks Family Practice, Oak House, 47 Graham Street, Manchester, M11 3BB  
Barclays Bank Plc, PO Box 16, Manchester, M11 2BN  
K2 Direct Mail Ltd, PO Box 35, Manchester, M11 2YY  
Royal Mail, Openshaw Delivery Office, 497 Mill Street, Manchester, M11 2AA  
A P E Crossley Ltd, PO Box 1, Manchester, M11 2DP  
Business Link, 49 Whitworth Street, Manchester, M11 2BZ

## List No. 5

Iqbal Bros, 648 Ashton Old Road, Manchester, M11 2WD  
8 Colliery Street, Manchester, M11 2AP  
9 Colliery Street, Manchester, M11 2AW  
18 Wilson Street, Manchester, M11 2AZ  
20 Wilson Street, Manchester, M11 2AZ  
22 Wilson Street, Manchester, M11 2AZ  
24 Wilson Street, Manchester, M11 2AZ  
26 Wilson Street, Manchester, M11 2AZ  
28 Wilson Street, Manchester, M11 2AZ  
30 Wilson Street, Manchester, M11 2AZ  
32 Wilson Street, Manchester, M11 2AZ  
34 Wilson Street, Manchester, M11 2AZ  
36 Wilson Street, Manchester, M11 2AZ  
38 Wilson Street, Manchester, M11 2AZ  
40 Wilson Street, Manchester, M11 2AZ  
44 Wilson Street, Manchester, M11 2AZ  
46 Wilson Street, Manchester, M11 2AZ  
48 Wilson Street, Manchester, M11 2AZ  
50 Wilson Street, Manchester, M11 2AZ  
52 Wilson Street, Manchester, M11 2AZ  
54 Wilson Street, Manchester, M11 2AZ  
56 Wilson Street, Manchester, M11 2AZ  
58 Wilson Street, Manchester, M11 2AZ  
60 Wilson Street, Manchester, M11 2AZ  
62 Wilson Street, Manchester, M11 2AZ  
64 Wilson Street, Manchester, M11 2AZ  
66 Wilson Street, Manchester, M11 2AZ  
68 Wilson Street, Manchester, M11 2AZ  
70 Wilson Street, Manchester, M11 2AZ  
72 Wilson Street, Manchester, M11 2AZ  
3a, Colliery Street, Manchester, M11 2AW  
5a, Colliery Street, Manchester, M11 2AW  
7a, Colliery Street, Manchester, M11 2AW  
Openshaw Gentlemans Club, 755 Ashton Old Road, Manchester, M11 2HB  
British Telecom, 495 Mill Street, Manchester, M11 2AB  
Openshaw Technical College, Phoenix House, Whitworth Street, Manchester, M11 2GR  
Mantec Engineering Ltd, Unit 1, City Course Trading Estate Whitworth Street, Manchester, M11 2DW  
North West Compressed Air Co Ltd, Unit 7, City Course Trading Estate Whitworth Street, Manchester, M11 2DW  
H Carr, 3 Dawnay Street, Manchester, M11 2EW  
Britannia Car Sales, 18 Dyer Street, Manchester, M11 3AX  
University Settlement Charity, 31 Bosworth Street, Manchester, M11 3AP  
Ciba Speciality Chemicals Plc, PO Box 2, Manchester, M11 4AP  
Ciba-geigy Uk Ltd, PO Box 4, Manchester, M11 4AR  
G H Sheldon, PO Box 30, Manchester, M11 2SH  
PO Box 13, Manchester, M11 4AQ  
El-ammar Bakery, Unit 6, City Course Trading Estate Whitworth Street, Manchester, M11 2DW  
Northern Optical Co, PO Box 28, Manchester, M11 3AE  
Whitley Trading, PO Box 36, Manchester, M11 4WY  
Lojaru Oriental, PO Box 72, Manchester, M11 4WS  
Lloyds Tsb Bank Plc, PO Box 37, Manchester, M11 2BT

## List No. 5

Datesand Ltd, PO Box 45, Manchester, M11 1XD  
Incognito, Unit 4, City Course Trading Estate Whitworth Street, Manchester, M11 2DW  
The East Manchester Community Association, Venture Centre, 491 Mill Street, Manchester, M11 2AD  
Having A Voice Ltd, Venture Centre, 491 Mill Street, Manchester, M11 2AD  
Rainbow Castle, Venture Centre, 491 Mill Street, Manchester, M11 2AD  
Pics Productions, PO Box 40, Manchester, M11 3PZ  
North Manchester N H S Primary Care Trust, The Cornerstone Centre, 2 Graham Street, Manchester, M11 3AA  
Beswick Healthcare Ltd, The Cornerstone Centre, 2 Graham Street, Manchester, M11 3AA  
Barclays Bank Plc, PO Box 50, Manchester, M11 2LA  
Abbey National Plc, PO Box 51, Manchester, M11 2FX  
K2 Direct Mail Ltd, PO Box 31, Manchester, M11 2PP  
K2 Direct Mail Ltd, PO Box 53, Manchester, M11 2WE  
Oggies Cafe, Venture Centre, 491 Mill Street, Manchester, M11 2AD  
Openshaw Jobcentre Plus, PO Box 60, Manchester, M11 1WA  
Halifax Equitable, PO Box 58, Manchester, M11 2XE  
745-753, Ashton Old Road, Manchester, M11 2HB  
Greggs Northwest Childrens Cancer Run, PO Box 74, Manchester, M11 4XZ  
1 Colliery Street, Manchester, M11 2AW  
Five Oaks Pharmacy, Oak House, 400 Alan Turing Way, Manchester, M11 3BE  
Colworth Chemist Ltd, Oak House, 400 Alan Turing Way, Manchester, M11 3BE  
Leigh Arms, Ashton Old Road, Manchester, M11 2HD  
735a, Ashton Old Road, Manchester, M11 2HD  
M.q.co.uk, PO Box 69, Manchester, M11 1WY  
Sew Sumptuous, PO Box 71, Manchester, M11 1WB  
Manchester College Of Arts & Technology, Openshaw Campus, Ashton Old Road, Manchester, M11 2WH  
E M N N T, PO Box 54, Manchester, M11 2WX  
PO Box 78, Manchester, M11 1WE  
Greater Manchester Police, PO Box 77, Manchester, M11 2WG  
HooH Hah Productions, PO Box 79, Manchester, M11 1WD  
Royal Mail, PO Box 81, Manchester, M11 2XZ  
Retail Motor Industry Training Ltd, Whitworth House, Ashton Old Road, Manchester, M11 2WH  
M U D Uk, PO Box 85, Manchester, M11 4UZ  
East To West Properties, PO Box 86, Manchester, M11 4XW  
Manchester City Council, PO Box 87, Manchester, M11 4XG  
Nashk Dovi, PO Box 1234, Manchester, M11 1XZ  
PO Box 89, Manchester, M11 2XB  
Thomas Storey Fabrications Ltd, Stainburn Road, Manchester, M11 2EB  
PO Box 90, Manchester, M11 4XA  
Institution Of Architectural Engineers, PO Box 91, Manchester, M11 3WY

### **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

## List No. 5

Environment & Operations (Trees)

Greater Manchester Ecology Unit

Environment Agency

Greater Manchester Police

United Utilities

J Walsh, 1 Winslow Street, Manchester, M11 2AY

L Paterson, 2 Winslow Street, Manchester, M11 2AY

Mr And Mrs P Mullender, 4 Winslow Street, Manchester, M11 2AY

Owner / Occupier, 6 Winslow Street, Manchester, M11 2AY

D Steeles, 8 Winslow Street, Manchester, M11 2AY

Philip Whelan, Manchester College Of Arts & Technology, Ashton Old Road, Manchester, M11 2WH

A Pagett, 420 Mill Street, Manchester, M11 2AE

L Hulme And P Pagett, 422 Mill Street, Manchester, M11 2AE

Owner / Occupier, 432 Mill Street, Manchester, M11 2AE

Owner / Occupier, 11 Herne Street, Manchester, M11 2AJ

KT And P Gillard, 15 Herne Street, Manchester, M11 2AJ

Owner / Occupier, 21 Herne Street, Manchester, M11 2AJ

R, S And A Rooney, 23 Herne Street, Manchester, M11 2AJ

Thomas Mangan, 25 Herne Street, Manchester, M11 2AJ

Owner / Occupier, 3 Herne Street, Manchester, M11 2AJ

A S Ford, 7 Herne Street, Manchester, M11 2AJ

Mary Killilea, 13 Mayton Street, Manchester, M11 2AN

D E Whitaker, 17 Mayton Street, Manchester, M11 2AN

P Mullany, 3 Mayton Street, Manchester, M11 2AN

A Fisk, 9 Mayton Street, Manchester, M11 2AN

CW Kane, 12 Colliery Street, Bradford, Manchester, M11 2AP

Owners / Occupiers, 4 Colliery Street, Bradford, Manchester, M11 2AP

Owner / Occupiers, 26 Herne Street, Manchester, M11 2BG

Owner / Occupier, 28 Herne Street, Manchester, M11 2BG

J, M And G Williams, 5 Pitman Close, Manchester, M11 2BQ

J, L, R And G Fagan, 1 Neden Close, Manchester, M11 2EJ

J, M, A And D Goodwin, 9 Neden Close, Manchester, M11 2EJ

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

K And L Gibson, 11 St Barnabas Square, Manchester, M11 2FJ

T Forde, 13 St Barnabas Square, Manchester, M11 2FJ

A Lingard, 15 St Barnabas Square, Manchester, M11 2FJ

E Atkinson, 3 St Barnabas Square, Manchester, M11 2FJ

M While, 4 St Barnabas Square, Manchester, M11 2FJ

D Nugent, 5 St Barnabas Square, Manchester, M11 2FJ

D Burrows, 6 St Barnabas Square, Manchester, M11 2FJ

Owner / Occupier, 9 St Barnabas Square, Manchester, M11 2FJ

Anthony And Michael Kominsky, 3 Beede Street, Manchester, M11 2AT

Owners / Occupiers, 5 Beede Street, Manchester, M11 2AT

R Halpin, 7 Beede Street, Manchester, M11 2AT

S And M Marl, 11 Beede Street, Manchester, M11 2AT

Frank And Linda Conroy, 8 Kerwin Walk, Manchester, M11 2BF

Owner / Occupier, 2 Dulgar Street, Manchester, M11 2BU

Owner / Occupier, 6 Dulgar Street, Manchester, M11 2BU

M O'Malley, 10 Dulgar Street, Manchester, M11 2BU

S And NW Berrett, 36 Selby Street, Manchester, M11 2BY

Owner / Occupier, 40 Selby Street, Manchester, M11 2BY

Owner / Occupier, 42 Selby Street, Manchester, M11 2BY

J And DE Wlsh, 44 Selby Street, Manchester, M11 2BY

## List No. 5

Owner / Occupier, 45 Selby Street, Manchester, M11 2BY  
Mr And Mrs W And Miss L Ogden, 55 Selby Street, Manchester, M11 2BY  
C Snowden, PK Martin And J Snowden, 31 Herne Street, Manchester, M11 2EF  
Owner / Occupier, 33 Herne Street, Manchester, M11 2EF  
Mr And Mrs R Wilson, 35 Herne Street, Manchester, M11 2EF  
G Berrett, 37 Herne Street, Manchester, M11 2EF  
Owner / Occupier, 39 Herne Street, Manchester, M11 2EF  
Owner / Occupier, 41 Herne Street, Manchester, M11 2EF  
Owner / Occupier, 43 Herne Street, Manchester, M11 2EF  
Mrs A Wilkinson, 45 Herne Street, Manchester, M11 2EF  
Mrs Lily Gibson, 47 Herne Street, Manchester, M11 2EF  
A, J, M And D Green, 1 Flavian Walk, Manchester, M11 2EG  
P Hudson, 3 Flavian Walk, Manchester, M11 2EG  
D Stratton, 7 Flavian Walk, Manchester, M11 2EG  
P Burns, 11 Flavian Walk, Manchester, M11 2EG  
K, P And G Thompson And A Dunlan, 49 Herne Street, Manchester, M11 2EL  
Mrs J Gilbertson, 51 Herne Street, Manchester, M11 2EL  
P, P And L Williams, 53 Herne Street, Manchester, M11 2EL  
Pat Ikin, 55 Herne Street, Manchester, M11 2EL  
T Byre, 57 Herne Street, Manchester, M11 2EL  
M, H And S Sloane, 59 Herne Street, Manchester, M11 2EL  
Darren And Nina Wright, 1 Abbeyfield Square, Manchester, M11 2EQ  
John Hentley, 3 Abbeyfield Square, Manchester, M11 2EQ  
D Kelly, 7 Abbeyfield Square, Manchester, M11 2EQ  
B. D. Wright, 1 Reform Walk, Manchester, M11 2FF  
Owner / Occupier, 3 Reform Walk, Manchester, M11 2FF  
C And D Nixon, 9 Reform Walk, Manchester, M11 2FF  
C Nixon, 1 Clayton Lane, Manchester, M11 2FG  
P Borrell, 3 Clayton Lane, Manchester, M11 2FG  
F B Fish, 1 Dulgar Street, Manchester, M11 2BU  
Paul Edwards (SHEBANG), 6 Churchfield Walk, Openshaw  
Mr and Mrs Walsh, 5 Herne St, Manchester  
Mrs N Wright, 1 Abbeyfield Sq, Manchester  
Dean Paterson, 9 Herne Street, Bradford, Manchester  
Dean Paterson, 9 Herne Street, Bradford, Manchester  
A Green And S Richards, 26 Kent Road, Manchester  
A And PA Melerley, 131 Clayton Lane, Manchester, M11 2AS  
J And A Hodgkinson, 137 Clayton Lane, Manchester, M11 2AS  
S And P Hallworth, 129 Clayton Lane, Manchester, M11 2AS  
A And B Richardson, 138 Clayton Lane, Manchester, M11 2AG  
K Hodgkinson, 147 Clayton Lane, Manchester, M11 2AS  
Owner / Occupier, 135 Clayton Lane, Manchester, M11 2AS  
Mrs B Ridley, 133 Clayton Lane, Manchester, M11 2AS  
D Carey, 139 Clayton Lane, Manchester, M11 2AS  
G, J And J Stratton, No Address Given

**Relevant Contact Officer:** : Jeni Wilson  
**Telephone No.** : (0161) 234 4530  
**Email** : j.wilson3@manchester.gov.uk