

List No. 8

Gorton South Ward	Application Number 081754/FO/2006/N2	Date of Appln 8th Jan 2007	Committee Date 31st May 2007
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Proposal Construction of new overflow channel on the lower and upper Gorton Reservoir with the abandonment of existing channels together with construction of 3 bridges across the new spillway channels

Location Gorton Impounding Reservoirs, Off Hyde Road, Gorton, Manchester

Applicant Planning And Evaluation United Utilities Northwest, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP

Agent Mr DR Watson Planning & Valuation Manager United Utilities North West, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey , Warrington, WA5 3LP

Description

This application relates to the Upper and Lower Gorton Reservoirs which are situated within Debdale Park. The site is roughly bounded by Hyde Road and Wall Way to the west, Debdale Lane to the south, Kings Road to the east and Wright Robinson Sports College to the north. Although the reservoirs are owned by United Utilities, they are leased to Manchester City Council for fishing and sailing activities and are no longer used to supply water.

The proposed works comprise of the provision of new overflow channels for each reservoir which are capable of passing the maximum peak flow. The existing overflow channel and weir in the upper reservoir will be abandoned as part of the proposal and the weir level will be lowered by 1.5 metres. Similarly the existing over flow channel, tunnel and weir in the lower reservoir will also be abandoned and the weir level will be lowered by 1.2 metres.

Three bridges will be constructed as part of the development; two across the proposed Lower Reservoir overflow channel and one across the proposed Upper Reservoir overflow channel. The bridges will be of a standard bridge beam and concrete deck slab construction. The spillway structure comprises five sections, i.e., constructed in five sections: the apron/weir /training walls; the crest channel; the chute; the stilling bay and the transition channel.

Vandalism has occurred within the vicinity of the reservoir and anti - intruder fencing is essential, particularly as the proposed overflow channels will be deeper than the existing. It is proposed that a combination of 2.4 metre high weld -mesh paladin fencing and 2.4 metre high palisade should be located at appropriate location throughout the site in order to safeguard public safety.

Consultations

Local Residents - No objections

Abbey Hey Residents Association - The following concerns have been expressed:

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i. The Residents Association does not object to the principle of the development. However, the consultation undertaken by United Utilities, prior to the submission of the planning application, is criticised for being limited in its timescale;

ii. Concern is expressed regarding the closure of public footpaths. The temporary closure of the footpath known as "Favourite Walk", which links Abbey Hey to Debdale Park, is objected to. This walk is extensively used and its closure for the duration of the works is considered to be unacceptable and should only be closed for short and fixed term periods. The diverted route would be circuitous and would inconvenience residents if operated for a protracted period;

iii. Concern is also expressed regarding the management of vehicular and pedestrian traffic throughout the construction period. Of particular concern is the proposed routing of construction traffic through Abbey Hey from Ashton Old Road (A635) via Capital Road, Jetson Street and Abbey Hey Lane. It is considered that given the level of traffic along this route, construction traffic should be diverted along Hyde Road. The use of Green Fold as a point of access for construction vehicles at certain times may result in conflict with vehicles accessing Wright Robinson Sports College during its construction. This would present additional traffic hazards for staff, pupils and staff attempting to access the College. If access from Green Fold is necessary it should only be used if unavoidable and then only during school holiday periods;

iv. Insufficient detail has been provided regarding the extensive loss of trees and hedgerows associated with the development, which is considered to be unacceptable due to the potential impact on the character of the area. The provision of satisfactory and sufficient tree planting is considered to be essential within the site and within the nearby vicinity;

v. Satisfactory provisions should be made for the protection of local wildlife.

Councillor Wendy Helsby -Whilst not objecting to the works, concerns are expressed regarding their implementation, namely:

i. Favourite Walk - The applicants propose the closure of this public footpath and Bridal way for up to two years. The temporary replacement pathway will not be of a satisfactory standard for everyone who will use it including horse riders. The Park will also be less accessible, i.e. it will take longer to walk round;

ii. Construction traffic - Traffic will need to be re-directed as they will be unable to use Green Fold due to the potential vehicular conflict with construction vehicles attempting to access the new School Wright Robinson Sports College;

iii. The public consultation undertaken by United Utilities was limited in scale and provided insufficient time for the submission of comments.

Andrew Gwynne MP - Requested, via an e-mail, clarification of the nature of the proposed works and details of the associated access arrangements, including the closure of Favourite Walk. Details relating to proposed tree removal were also requested. The required information was provided and no further correspondence has been received.

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New East Manchester - No objection.

Environment and Operations: Highways Officer - Has confirmed that a number of meetings and discussions have been undertaken with United Utilities regarding the works at the reservoirs. Agreement has been given, in principle, to the closure of the footpaths/bridleway and diversions routes have been identified. Dates confirming the above are still required. United Utilities have been asked to ensure that they have notified Wright Robinson School and local councillors of the implementation of works and proposed timescales.

Green Space Division - The proposed works are acceptable.

Head of Engineering Services - Any comments will be reported.

Environment Agency - Any comments will be reported.

Greater Manchester Ecology Unit - The following comments have been received:

i. Protection of nesting and wintering birds - Any vegetation removal required to facilitate the works should be undertaken outside the optimum period for nesting birds (March to July Inclusive) unless nesting birds have been shown to be absent. All nesting birds, their eggs and young are specifically protected under the Wildlife and Countryside Act 1981.

The reservoirs are used locally by significant numbers of wildfowl. However, it is noted that the reservoirs will not be completely drained to facilitate works. The size of the reservoirs in relation to the work sites also makes it possible for any birds displaced by disturbance to find refuge on other parts of the site. The works will therefore not have a significant impact on birds using the reservoirs and there are no objections to the works on these grounds.

ii. Bats - The reservoirs have been shown to be of significant importance for feeding and roosting bats. The proposed works will not affect any features currently identified as being used by bats for roosting or significantly affect bat foraging habitat. The development is not considered to have any impact on the local bat population and there are no objections to the works on these grounds.

iii. Great Crested Newts - Have been recorded close to the proposed works to the upper reservoir and are protected by the Wildlife and Countryside Act 1981 and the Conservation (Natural Habitats) Regulations 1994. It is noted that specialist amphibian fencing is already in place on this site and this serves to exclude amphibians from the proposed work areas for this application. Providing that this fencing remains in place the development will not have an impact on great crested newts and there are no objections to the works on these grounds.

iv. Removal of trees and lengths of hedgerows - The requirement to remove trees and the proposals for replacement within Debdale Park are recognised. Whilst there are no objections to the works on nature conservation grounds conditions should be considered relating to:

a. Protecting nesting birds by restricting the timing of vegetation removal;

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- b. Protecting great crested newts by maintaining existing amphibian fencing;
- c. Compensating for lost vegetation by planting new trees in Debdale Park.

Issues

Unitary Development Plan - The following site specific policies are considered to be relevant:

GO13 - States that the Council will, in co-operation with Stockport MBC and British Rail, create a "green" link from Abbey Hey to Highfield Country Park in Levenshulme along the disused rail line.

GO16 - States that the Council will continue to recognize the importance of areas of open land and water on the Manchester/Tameside boundary between Hyde Road and Ashton Old Road, and will seek to protect them from development which does not provide for or enhance leisure or recreational uses.

The following City-wide policies are considered to be relevant:

E2.4 - The Council will ensure that the effects upon wildlife are taken fully into account when considering development proposals. Furthermore, should development be allowed, the Council will seek to protect existing features of ecological value, such as ponds and hedges, by requiring them to be incorporated into the development wherever this is possible. The Council will also encourage developers to create new features, which will sustain wildlife.

E2.6 -The Council will prevent wherever possible the loss of existing trees and, in addition, will encourage extensive broadleaved tree planting schemes especially as a means to enhance informal recreational areas and to improve the appearance of built up areas. The Council supports the principle of the establishment of a community forest in the western part of the conurbation and will seek to ensure that it will bring benefits for the city's residents.

E3.4 - The Council will create a network of safe and attractive major linear recreational open spaces by linking and making better use of river valleys, canals, disused railways and other appropriate areas of open space. Within these areas measures will be taken to:-

- a) achieve widespread environmental improvements;
- b) Protect the natural environment;
- c) Improve water quality;
- d) Improve access for pedestrians, disabled people, cyclists and, where appropriate, horse riders;
- e) Protect and enhance wildlife corridors

The Council will ensure that, in developing these recreational routes, adequate measures are taken to safeguard the privacy of nearby residential properties.

E3.5 - 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 improving road safety.

H2.2 - States that the Council will not allow development, which will have an unacceptable impact on residential areas. The Council will consider, amongst

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other things, the scale and appearance of the development, traffic generation and road safety.

DC26.1 The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

- a. The effect of new development proposals which are likely to be generators of noise; and
- b. The implications of new development being exposed to existing noise sources, which are effectively outside planning control.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance - Policy 4.5 states that mature trees and hedges should be retained on site wherever possible. Where this is not possible, developers will be expected to agree an appropriate scheme for replanting. Developments should not result in a net loss in overall biodiversity and maximise opportunities to meet and exceed Council targets to achieve a 10 % net increase in the cover across new development.

Regional Spatial Strategy for the North West - Formerly RPG13, this provides planning guidance for the North West region. Since 2004, the RSS has formed part of the development plans; as such the weight to be attached to its policies has increased. It contains policies that address core principles of development including the following:

- i. DP2: Enhancing the Quality of Life - Ensuring development provides a high quality of life for this and future generations;
- ii. DP3: Quality in New Development - Ensuring that new development demonstrates good design and respect for its setting;
- iii. DP4: Promoting sustainable economic growth and competitiveness and social inclusion;
- iv. ER5: Biodiversity and nature conservation;
- v. ER8: Development and flood risk.

The North West Plan, Draft Regional Spatial Strategy (RSS) - Publicised in January 2006, this draft RSS document provides a framework for the physical development of the region over the next 15 to 20 years. The following policies are of relevance:

- i. DP1 - Defines regional development principles and requires that Local Planning Authorities:
 - a. Make more sustainable, transparent decisions;
 - b. Make better use of land and ensure quality in development, ensuring the promotion of an appropriate mix of uses within a site or its wider neighbourhood, reduce the need to travel and assist people to meet their needs locally.
- ii. EM 5 - Integrated water management.

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Planning Policy Statement 1: Delivering Sustainable Development (PPS1) - encourages the promotion of urban and rural regeneration to improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. In addition to this PPS1 clearly outlines the importance of creating sustainable communities.

Planning Policy Statement 9: Biodiversity and Geological Conservation - PPS9 sets out planning policies on protection of biodiversity and geological conservation through the planning system. The aim of planning decisions should be to prevent harm to biodiversity and geological conservation interests. Where granting planning permission would result in significant harm to those interests, local planning authorities will need to be satisfied that the development cannot reasonably be located on any alternative sites that would result in less or no harm. In the absence of any such alternatives, local Planning authorities should ensure that, before planning permission is granted, adequate mitigation measures are put in place.

Planning Policy Statement 25: Development and Flood Risk (Annex C: Flooding from Reservoirs, Canals and Other Artificial Sources) - States that reservoir and canal flooding may occur as a result of the facility being overwhelmed and/or as a result of dam or bank failure. The associated risk of flooding can potentially cause significant threat to life and major property damage. Consideration therefore needs to be given to flood risk management of infrastructure and other structures.

PPS 25 requires that reservoir undertakers, such as United Utilities, prepare flood risk assessments. The proposed works are a direct response to the obligations placed upon United Utilities in respect of the management of infrastructure and other structures.

Principle of the development - Although, the reservoirs are no longer in operational use by United Utilities, the company still has an obligation as the undertaker to ensure that they are maintained to meet the requirements of the Reservoirs Act 1975. United Utilities have undertaken studies, which have concluded that both the reservoirs overflow facilities need to be improved. It has been necessary, as an interim measure, to lower the water level in the Upper Reservoir by 2 metres whilst construction works are undertaken.

The proposed works are essential since they relate to safeguarding the local area against the risk of flooding. Consideration has been given to the phasing and implementation of the development and its implications for the local area in terms of public access, removal of trees and impact on wildlife.

Closure of Public Footpaths - The applicants have confirmed that the closure of public footpaths has previously been undertaken with officers from the City Council's Traffic Management Section. It is proposed that two footpaths will be closed and works undertaken in 2 phases, i.e. the lower embankment works being undertaken from mid June 2007, followed by the upper embankment works following towards the end of 2007.

The closure of the lower embankment footpath will last for an approximate period of 8 months. Upon completion of works the lower embankment footpath

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will be re-opened to the public. The upper embankment footpath will then be closed for approximately 6 months whilst works are undertaken.

It is proposed that signage will be provided to advise walkers of the footpath closures and will be positioned to direct walkers away from the working areas. It is also proposed that the Footpath Closure Order will be posted at either end of the footpath to be closed together with signs to direct walkers onto the diversion route. The applicants propose to display advanced warning notices of the proposed closures approximately 3 weeks prior to the commencement of works.

Access to the site by construction vehicles - The applicants have indicated that construction works are to be sequenced to ensure that work will be substantially complete on the Lower Reservoir Embankment prior to work commencing on the Upper Reservoir embankment. Consequently, it will not be necessary to utilise all the construction vehicle access points at the same time.

The applicants have also indicated that two access routes are proposed to the Upper Reservoir site, i.e. from the embankment via Kings Road and from the north of the embankment via Green Fold. It is proposed that the primary access should be from Kings Road. The Green Fold access would only be utilised when it is not practical to access the working area from the Kings Road end of the embankment as a result of construction activities.

In response to the concerns regarding access arrangements for construction vehicles and their use of the Green Fold access, a condition is recommended requiring:

- i. The submission of a scheme for the "routing" of construction vehicles within the local highway network;
- ii. A schedule for the potential use of Green Fold throughout the period of construction.

The above condition will allow potential conflict between pedestrians and construction vehicles to be appropriately managed.

Removal of Trees - The applicants have stated that in order to improve reservoir management and the constraints imposed under the Reservoirs Act, all trees and vegetation on the downstream faces of both reservoir embankments must be removed as part of the proposed works. A total of 132 trees will be removed, i.e. 120 from the lower reservoir and 12 from the upper reservoir. It is proposed that 150 containerised trees (equivalent to heavy standard trees) will be planted within Debdale Park under the supervision of Leisure Services. In addition 400 whips/small trees would be planted to form a wildlife hedgerow.

The development will also require the removal of 58 metres of hedge along the upper reservoir embankment. The applicant proposes to plant a 25 metre section of hedge to the south of the overflow channel. However, 65 metres of hedgerow would be permanently removed without replacement along the downstream edge of the Lower Reservoir embankment crest.

Whilst such extensive tree and hedgerow loss is regrettable, it is necessary to facilitate the future management of the site and to safeguard against flooding.

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The removal of hedgerows by a water undertaker, which includes United Utilities, is permitted by the Hedgerow Regulations 1997 where such removal relates to its functions or works pertaining to the purposes of flood defences.

A condition has been recommended which requires the submission of detailed scheme for the planting of replacement trees and hedgerows and a schedule for its implementation prior to the commencement of the development. It should also be noted that the proposed level of containerised tree planting exceeds the 10% increase in replacement tree planting advocated by the Guide to Development.

Protection of nesting birds - A condition has been recommended which will protect nesting birds by restricting the timing of vegetation removal.

Protection of Great Crested Newts - A condition has been recommended which will protect great crested newts by requiring the retention and maintenance of existing amphibian fencing.

Fencing- The combined use of paladin and palisade fencing is considered to be necessary to provide adequate security within the vicinity of the reservoirs.

Conclusion - The applicant has taken appropriate measures to minimise the impact of these essential works. It is considered that the proposed phasing of the development will ensure satisfactory access to the parkland and footpath surrounding the reservoirs. The recommended conditions will satisfactorily manage construction traffic, the implementation of the tree planting and protect wildlife. The potential impact of the development has therefore been mitigated against.

Notwithstanding received comments regarding the consultation undertaken by United Utilities, it should be recognised that the company responded directly to the comments made by the Abbey Hey Residents Association and have attempted to address their concerns particularly with regard to vehicular access arrangements.

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

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

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Recommendation **APPROVE**

on the basis that the the proposal is in accord wit the City Council's Unitary development Plan in particular policies E3.4, GO13, GO16, H2.2, DC26 and othet considerations of material weight including RPG policies DP2, DP3, DP4, ER 5, ER8; RSS policies DP1, EM5; PPS1 and PPS25.

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 drawings numbered 5441/900/9270 : /00/21/1001A; 00/32/2101D; 00/32/2102D; 00/32/2105C; 00/32/2010F; 00/96/1014B; 00/96/1015C; 00/96/1022A; 00/97/1022E; 00/97/1004B; 00/97/1005F; 00/97/1101C; 00/97/1102B; 00/97/1103E; 00/97/1105A; 00/97/1108A; UU/PV/90019270/2211; UU/PV/90019270/2212, stamped as received by the Local Planning Authority on 21st December 2006 and 8th 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.

3) The development hereby authorised shall be undertaken in accordance using the materials specified within the supprting statement (Ref: UU Project Code - 90019270), the Design and Access Statement and the approved drawings numbered 5441/90019270/00/32/2101D; 32/2102D; 32/2105C; 32/2010F.

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.

4) The development hereby approved shall not commence until a tree and hedge planting schedule and implementation strategy has ben submitted to and approved by the City Council as local planning authority. The agreed tree and hedge plannting shall then take place in full accordance with the approved strategy unless otherwise agreed in writing.

Reason

In order to safeguard the local amenities of the area, to safeguard local biodiversity and the maintenance of natural wildlfie habitats pursuant to policies

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E2.4 and E2.6 of the Unitary Development Plan for the City of Manchester, Guide to Development in Manchester Supplementary Planning Document and Planning Guidance - Policy 4.5 and PPS9.

5) No trees other than those identified on drawings numbered UU/PV/90019270/2211 and UU/PV/90019270/2212 shall be removed as part of this development unless otherwise approved in writing by the City Council as local planning authority.

Reason

In order to safeguard the local amenities of the area, to safeguard local biodiversity and the maintenance of natural wildlife habitats pursuant to policies E2.4 and E2.6 of the Unitary Development Plan for the City of Manchester, Guide to Development in Manchester Supplementary Planning Document and Planning Guidance - Policy 4.5 and PPS9.

6) Before the commencement of the development a scheme shall be submitted to and approved in writing by the city Council as local planning authority relating to the arrangements for vehicles associated with the authorised construction works to access and egress the site and the routing of vehicles within the local highway network. The submitted scheme shall be related to the phasing of construction works and will provide specific details of the use of the Green Fold site access and the arrangements for traffic management around this access in order to avoid pedestrian and vehicular conflict within close proximity to the neighbouring Wright Robinson Sports College.

Reason

In the interests of residential amenity and highway safety pursuant to policies H2.2 and E3.5 of the Unitary Development Plan for the City of Manchester.

7) The removal of trees as specified as part of the approved landscaping scheme shall be undertaken outside the birdnesting season between March and July inclusive, unless evidence is submitted to the satisfaction of the City Council that the nesting birds nests are absent.

Reason

In order to protect wildlife habitats pursuant to policy E2.4 of the Unitary Development Plan for the City of Manchester and The Wildlife and Countryside Act 1981.

8) Before the development commences a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the retention and maintenance of existing amphibian fencing throughout the duration of construction works.

Reason

In order to protect wildlife habitats pursuant to policy E2.4 of the Unitary Development Plan for the City of Manchester and The Wildlife and Countryside Act 1981 and the Conservation (Natural Habitats) Regulations 1994.

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9) 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.

10) Prior to the commencement of any development, full details of a scheme for the management, destruction and/or disposal of Japanese Knotweed, to be carried out by the developer, shall be submitted to and approved in writing by the Local Planning Authority. This plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority for approval in order to ensure that the agreed scheme is still applicable.

Reason

To prevent the spread of Japanese knotweed and to protect the existing and proposed planting for the site, pursuant with policies DC16, H2.2, H2.7, E1.3, E3.3 and EW16 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: 081754/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:

Engineering Services
Environmental Health
Environment & Operations (Trees)
New East Manchester
Manchester Leisure
Greater Manchester Ecology Unit
1 Wentworth Avenue, Manchester, M18 8RD
10 Wentworth Avenue, Manchester, M18 8RD
11 Wentworth Avenue, Manchester, M18 8RD
12 Wentworth Avenue, Manchester, M18 8RD
13 Wentworth Avenue, Manchester, M18 8RD
14 Wentworth Avenue, Manchester, M18 8RD
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8 Wentworth Avenue, Manchester, M18 8RD
9 Wentworth Avenue, Manchester, M18 8RD
21 Redacre Road, Manchester, M18 8RE
23 Redacre Road, Manchester, M18 8RE
25 Redacre Road, Manchester, M18 8RE
27 Redacre Road, Manchester, M18 8RE
29 Redacre Road, Manchester, M18 8RE
31 Redacre Road, Manchester, M18 8RE
33 Redacre Road, Manchester, M18 8RE
35 Redacre Road, Manchester, M18 8RE
37 Redacre Road, Manchester, M18 8RE
39 Redacre Road, Manchester, M18 8RE
2 Green Fold, Manchester, M18 8RJ
23 Green Fold, Manchester, M18 8RJ
25 Green Fold, Manchester, M18 8RJ
27 Green Fold, Manchester, M18 8RJ
29 Green Fold, Manchester, M18 8RJ
4 Green Fold, Manchester, M18 8RJ
6 Green Fold, Manchester, M18 8RJ
8 Green Fold, Manchester, M18 8RJ
Debdale View, 23 Redacre Road, Manchester, M18 8RE
12 Lakeside Close, Manchester, M18 8QZ
14 Lakeside Close, Manchester, M18 8QZ
11 Lakeside Close, Manchester, M18 8QZ
13 Lakeside Close, Manchester, M18 8QZ
15 Lakeside Close, Manchester, M18 8QZ
2 Donnington Road, Manchester, M18 8RX
1 Audrey Avenue, Manchester, M18 8RY
2 Audrey Avenue, Manchester, M18 8RY
3 Audrey Avenue, Manchester, M18 8RY
4 Audrey Avenue, Manchester, M18 8RY
5 Audrey Avenue, Manchester, M18 8RY
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12 Parkstone Avenue, Manchester, M18 8XG
1 Rookery Avenue, Manchester, M18 8XH
3 Rookery Avenue, Manchester, M18 8XH
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6 Rookery Avenue, Manchester, M18 8XH
8 Rookery Avenue, Manchester, M18 8XH
10 Rookery Avenue, Manchester, M18 8XH
1 Midgley Avenue, Manchester, M18 8XP
3 Midgley Avenue, Manchester, M18 8XP
5 Midgley Avenue, Manchester, M18 8XP
7 Midgley Avenue, Manchester, M18 8XP
9 Midgley Avenue, Manchester, M18 8XP
11 Midgley Avenue, Manchester, M18 8XP
13 Midgley Avenue, Manchester, M18 8XP
15 Midgley Avenue, Manchester, M18 8XP
1 Forshaw Avenue, Manchester, M18 8XQ
2 Forshaw Avenue, Manchester, M18 8XQ
3 Forshaw Avenue, Manchester, M18 8XQ
4 Forshaw Avenue, Manchester, M18 8XQ
5 Forshaw Avenue, Manchester, M18 8XQ
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8 Lunn Avenue, Manchester, M18 8XR
10 Lunn Avenue, Manchester, M18 8XR
12 Lunn Avenue, Manchester, M18 8XR
14 Lunn Avenue, Manchester, M18 8XR
10 Green Fold, Manchester, M18 8RJ
Debdale View Rear Of, 21-23 Redacre Road, Manchester, M18 8RE
Donkey Riding Centre, Debdale Park, Green Fold, Manchester, M18 8RJ
10 Woodland Avenue, Manchester, M18 7HF

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5 Friendship Avenue, Manchester, M18 7HH
6 Friendship Avenue, Manchester, M18 7HH
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8 Friendship Avenue, Manchester, M18 7HH
Flat 2, 852 Hyde Road, Manchester, M18 7LH
Flat 3, 852 Hyde Road, Manchester, M18 7LH
Flat 4, 852 Hyde Road, Manchester, M18 7LH
844B Hyde Road, Manchester, M18 7LH
846B Hyde Road, Manchester, M18 7LH
846C Hyde Road, Manchester, M18 7LH
846D Hyde Road, Manchester, M18 7LH
850B Hyde Road, Manchester, M18 7LH
880B Hyde Road, Manchester, M18 7LH
Upper Flat B, 882 Hyde Road, Manchester, M18 7LH
Flat 1a, 860 Hyde Road, Manchester, M18 7LH
Flat 2, 860 Hyde Road, Manchester, M18 7LH
Flat 2a, 860 Hyde Road, Manchester, M18 7LH
Flat 3, 860 Hyde Road, Manchester, M18 7LH
774A Hyde Road, Manchester, M18 7JD
9 Friendship Avenue, Manchester, M18 7HH
1 Thornwood Avenue, Manchester, M18 7HW
10 Thornwood Avenue, Manchester, M18 7HW
11 Thornwood Avenue, Manchester, M18 7HW
12 Thornwood Avenue, Manchester, M18 7HW
13 Thornwood Avenue, Manchester, M18 7HW
14 Thornwood Avenue, Manchester, M18 7HW
15 Thornwood Avenue, Manchester, M18 7HW
16 Thornwood Avenue, Manchester, M18 7HW
18 Thornwood Avenue, Manchester, M18 7HW
3 Thornwood Avenue, Manchester, M18 7HW
4 Thornwood Avenue, Manchester, M18 7HW
5 Thornwood Avenue, Manchester, M18 7HW
6 Thornwood Avenue, Manchester, M18 7HW
7 Thornwood Avenue, Manchester, M18 7HW
8 Thornwood Avenue, Manchester, M18 7HW
9 Thornwood Avenue, Manchester, M18 7HW
778 Hyde Road, Manchester, M18 7JD
780 Hyde Road, Manchester, M18 7JD
790 Hyde Road, Manchester, M18 7JD

List No. 8

794 Hyde Road, Manchester, M18 7JD
798 Hyde Road, Manchester, M18 7JD
800 Hyde Road, Manchester, M18 7JD
804 Hyde Road, Manchester, M18 7JD
820 Hyde Road, Manchester, M18 7JD
824 Hyde Road, Manchester, M18 7JD
830 Hyde Road, Manchester, M18 7JD
836 Hyde Road, Manchester, M18 7JD
838 Hyde Road, Manchester, M18 7JD
842 Hyde Road, Manchester, M18 7LH
844A Hyde Road, Manchester, M18 7LH
846A Hyde Road, Manchester, M18 7LH
850A Hyde Road, Manchester, M18 7LH
Flat 1, 852 Hyde Road, Manchester, M18 7LH
854 Hyde Road, Manchester, M18 7LH
856 Hyde Road, Manchester, M18 7LH
Flat 2, 858 Hyde Road, Manchester, M18 7LH
Flat 1, 860 Hyde Road, Manchester, M18 7LH
862 Hyde Road, Manchester, M18 7LH
Flat 5, 864 Hyde Road, Manchester, M18 7LH
866 Hyde Road, Manchester, M18 7LH
868 Hyde Road, Manchester, M18 7LH
870 Hyde Road, Manchester, M18 7LH
874 Hyde Road, Manchester, M18 7LH
876 Hyde Road, Manchester, M18 7LH
878 Hyde Road, Manchester, M18 7LH
880A Hyde Road, Manchester, M18 7LH
882A Hyde Road, Manchester, M18 7LH
884 Hyde Road, Manchester, M18 7LH
1077 Hyde Road, Manchester, M18 7LJ
886 Hyde Road, Manchester, M18 7LL
890 Hyde Road, Manchester, M18 7LL
1081 Hyde Road, Manchester, M18 7LN
1083 Hyde Road, Manchester, M18 7LN
1085 Hyde Road, Manchester, M18 7LN
1087 Hyde Road, Manchester, M18 7LN
1089 Hyde Road, Manchester, M18 7LN
1091 Hyde Road, Manchester, M18 7LN
1 Clumber Road, Manchester, M18 7LX
11 Clumber Road, Manchester, M18 7LX
13 Clumber Road, Manchester, M18 7LX
15 Clumber Road, Manchester, M18 7LX
17 Clumber Road, Manchester, M18 7LX
19 Clumber Road, Manchester, M18 7LX
3 Clumber Road, Manchester, M18 7LX
5 Clumber Road, Manchester, M18 7LX
7 Clumber Road, Manchester, M18 7LX
9 Clumber Road, Manchester, M18 7LX
11 Deverill Avenue, Manchester, M18 7LY
16 Deverill Avenue, Manchester, M18 7LY
7 Deverill Avenue, Manchester, M18 7LY
9 Deverill Avenue, Manchester, M18 7LY
21 Dorlan Avenue, Manchester, M18 7NA
23 Dorlan Avenue, Manchester, M18 7NA

List No. 8

Grove House, Hyde Road, Manchester, M18 7LJ
824A Hyde Road, Manchester, M18 7JD
1075A Hyde Road, Manchester, M18 7LJ
1075B Hyde Road, Manchester, M18 7LJ
Debdale Park Office, Hyde Road, Manchester, M18 7LJ
Flat 1, 864 Hyde Road, Manchester, M18 7LH
Flat 2, 864 Hyde Road, Manchester, M18 7LH
Flat 3, 864 Hyde Road, Manchester, M18 7LH
Flat 4, 864 Hyde Road, Manchester, M18 7LH
1 Woodland Avenue, Manchester, M18 7HT
3 Woodland Avenue, Manchester, M18 7HT
5 Woodland Avenue, Manchester, M18 7HT
7 Woodland Avenue, Manchester, M18 7HT
9 Woodland Avenue, Manchester, M18 7HT
11 Woodland Avenue, Manchester, M18 7HT
1 Abbeywood Avenue, Manchester, M18 7JZ
3 Abbeywood Avenue, Manchester, M18 7JZ
5 Abbeywood Avenue, Manchester, M18 7JZ
7 Abbeywood Avenue, Manchester, M18 7JZ
9 Abbeywood Avenue, Manchester, M18 7JZ
11 Abbeywood Avenue, Manchester, M18 7JZ
2 Abbeywood Avenue, Manchester, M18 7JZ
4 Abbeywood Avenue, Manchester, M18 7JZ
6 Abbeywood Avenue, Manchester, M18 7JZ
8 Abbeywood Avenue, Manchester, M18 7JZ
10 Abbeywood Avenue, Manchester, M18 7JZ
1 Rufford Place, Manchester, M18 7LF
2 Rufford Place, Manchester, M18 7LF
3 Rufford Place, Manchester, M18 7LF
4 Rufford Place, Manchester, M18 7LF
5 Rufford Place, Manchester, M18 7LF
6 Rufford Place, Manchester, M18 7LF
796A Hyde Road, Manchester, M18 7JD
Flat 3, 858 Hyde Road, Manchester, M18 7LH
Flat 4, 858 Hyde Road, Manchester, M18 7LH
Flat 5, 858 Hyde Road, Manchester, M18 7LH
Flat 6, 858 Hyde Road, Manchester, M18 7LH
Flat 7, 858 Hyde Road, Manchester, M18 7LH
Flat 8, 858 Hyde Road, Manchester, M18 7LH
Flat 9, 858 Hyde Road, Manchester, M18 7LH
Flat 10, 858 Hyde Road, Manchester, M18 7LH
Flat 11, 858 Hyde Road, Manchester, M18 7LH
Flat 12, 858 Hyde Road, Manchester, M18 7LH
Flat 1, 858 Hyde Road, Manchester, M18 7LH
Reddish Lane Post Office, 814 Hyde Road, Manchester, M18 7JD
2 Thornwood Avenue, Manchester, M18 7HW
776 Hyde Road, Manchester, M18 7JD
782 Hyde Road, Manchester, M18 7JD
784 Hyde Road, Manchester, M18 7JD
792 Hyde Road, Manchester, M18 7JD
796 Hyde Road, Manchester, M18 7JD
802 Hyde Road, Manchester, M18 7JD
806-808 Hyde Road, Manchester, M18 7JD
810 Hyde Road, Manchester, M18 7JD

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812 Hyde Road, Manchester, M18 7JD
816 Hyde Road, Manchester, M18 7JD
818 Hyde Road, Manchester, M18 7JD
822 Hyde Road, Manchester, M18 7JD
826 Hyde Road, Manchester, M18 7JD
828 Hyde Road, Manchester, M18 7JD
834 Hyde Road, Manchester, M18 7JD
2 Brighton Range, Manchester, M18 7LP
832 Hyde Road, Manchester, M18 7JD
872 Hyde Road, Manchester, M18 7LH
Friendship Tavern, 786-788 Hyde Road, Manchester, M18 7JD
774 Hyde Road, Manchester, M18 7JD
Flat 1, 2 Brighton Range, Manchester, M18 7LP
888 Hyde Road, Manchester, M18 7LL
Flat 1, 886 Hyde Road, Manchester, M18 7LL
Flat 2, 886 Hyde Road, Manchester, M18 7LL
Flat 3, 886 Hyde Road, Manchester, M18 7LL
Flat 4, 886 Hyde Road, Manchester, M18 7LL
Flat 5, 886 Hyde Road, Manchester, M18 7LL
Flat 6, 886 Hyde Road, Manchester, M18 7LL
Flat 7, 886 Hyde Road, Manchester, M18 7LL
Flat 1, 878 Hyde Road, Manchester, M18 7LH
Flat 2, 878 Hyde Road, Manchester, M18 7LH
Flat 3, 878 Hyde Road, Manchester, M18 7LH
Flat 4, 878 Hyde Road, Manchester, M18 7LH
Flat 5, 878 Hyde Road, Manchester, M18 7LH
Flat 2, 876 Hyde Road, Manchester, M18 7LH
First Floor Flat, 876 Hyde Road, Manchester, M18 7LH
Flat 6, 864 Hyde Road, Manchester, M18 7LH
Flat 1b, 860 Hyde Road, Manchester, M18 7LH
Flat 2b, 860 Hyde Road, Manchester, M18 7LH
Flat 3a, 860 Hyde Road, Manchester, M18 7LH
Flat 1, 854 Hyde Road, Manchester, M18 7LH
Flat 2, 854 Hyde Road, Manchester, M18 7LH
Flat 3, 854 Hyde Road, Manchester, M18 7LH
Flat A, 850 Hyde Road, Manchester, M18 7LH
Flat B, 850 Hyde Road, Manchester, M18 7LH
Flat A, 846 Hyde Road, Manchester, M18 7LH
Flat B, 846 Hyde Road, Manchester, M18 7LH
Flat C, 846 Hyde Road, Manchester, M18 7LH
Flat D, 846 Hyde Road, Manchester, M18 7LH
Flat A, 844 Hyde Road, Manchester, M18 7LH
Flat B, 844 Hyde Road, Manchester, M18 7LH
Flat 1, 776 Hyde Road, Manchester, M18 7JD
Flat 2, 776 Hyde Road, Manchester, M18 7JD
Flat 3, 776 Hyde Road, Manchester, M18 7JD
Flat 1, 774 Hyde Road, Manchester, M18 7JD
37 Woodland Road, Gorton North, Manchester, M18 7JY
39 Woodland Road, Gorton North, Manchester, M18 7JY
41 Woodland Road, Gorton North, Manchester, M18 7JY
43 Woodland Road, Gorton North, Manchester, M18 7JY
45 Woodland Road, Gorton North, Manchester, M18 7JY
47 Woodland Road, Gorton North, Manchester, M18 7JY
Ground Floor Flat, 798 Hyde Road, Manchester, M18 7JD

List No. 8

Top Flat, 810 Hyde Road, Manchester, M18 7JD
Top Flat, 842 Hyde Road, Manchester, M18 7LH
850 Hyde Road, Manchester, M18 7LH
First Floor Flat 2, 876 Hyde Road, Manchester, M18 7LH
Ground Floor Flat 1, 876 Hyde Road, Manchester, M18 7LH
Top Floor Flat 3, 876 Hyde Road, Manchester, M18 7LH
880 Hyde Road, Manchester, M18 7LH
808 Hyde Road, Manchester, M18 7JD
Flat 6, 878 Hyde Road, Manchester, M18 7LH
828A Hyde Road, Manchester, M18 7JD
Front Flat, Park Keepers House, 1075B Hyde Road, Manchester, M18 7LJ
Top Flat, 796A Hyde Road, Manchester, M18 7JD
Flat, 880B Hyde Road, Manchester, M18 7LH
Flat, 824A Hyde Road, Manchester, M18 7JD
3A Woodland Road, Gorton North, Manchester, M18 7HS
Flat 2, 774 Hyde Road, Manchester, M18 7JD
Flat 3, 774 Hyde Road, Manchester, M18 7JD
Flat 2, 872 Hyde Road, Manchester, M18 7LH
Flat 1, 872 Hyde Road, Manchester, M18 7LH
Basement Floor Flat 4, 876 Hyde Road, Manchester, M18 7LH
Top Flat, 798A Hyde Road, Manchester, M18 7JD
Ground Floor, 782 Hyde Road, Manchester, M18 7JD
First Floor, 782 Hyde Road, Manchester, M18 7JD
Ground Floor, 802 Hyde Road, Manchester, M18 7JD
First Floor, 802 Hyde Road, Manchester, M18 7JD
Debdale Sailing Centre, 1073 Hyde Road, Manchester, M18 7LJ
T S Trafalgar S C C Lower Reservoir, Debdale Park, 1073 Hyde Road,
Manchester, M18 7LJ
Gorton Working Mc, 2-6 Thornwood Avenue, Manchester, M18 7HW
798A Hyde Road, Manchester, M18 7JD
844 Hyde Road, Manchester, M18 7LH
846 Hyde Road, Manchester, M18 7LH
852 Hyde Road, Manchester, M18 7LH
858 Hyde Road, Manchester, M18 7LH
860 Hyde Road, Manchester, M18 7LH
864 Hyde Road, Manchester, M18 7LH
Ground Floor Flat B, Rear Of 882, Hyde Road, Manchester, M18 7LH
First Floor, 806 Hyde Road, Manchester, M18 7JD
Flat 5, 852 Hyde Road, Manchester, M18 7LH
Flat 6, 852 Hyde Road, Manchester, M18 7LH
Flat 7, 852 Hyde Road, Manchester, M18 7LH
Flat 8, 852 Hyde Road, Manchester, M18 7LH
Flat 1, 856 Hyde Road, Manchester, M18 7LH
Flat 2, 856 Hyde Road, Manchester, M18 7LH
Flat 3, 856 Hyde Road, Manchester, M18 7LH
Flat 4, 856 Hyde Road, Manchester, M18 7LH
Flat 5, 856 Hyde Road, Manchester, M18 7LH
Flat 6, 856 Hyde Road, Manchester, M18 7LH
Flat 7, 856 Hyde Road, Manchester, M18 7LH
Flat 8, 856 Hyde Road, Manchester, M18 7LH
Flat 1, 866 Hyde Road, Manchester, M18 7LH
Flat 2, 866 Hyde Road, Manchester, M18 7LH
Flat 3, 866 Hyde Road, Manchester, M18 7LH
Top Flat, 872 Hyde Road, Manchester, M18 7LH

List No. 8

Lower Flat, 882B Hyde Road, Manchester, M18 7LH
1079 Hyde Road, Manchester, M18 7LJ
Second Floor Flat, 866 Hyde Road, Manchester, M18 7LH
882 Hyde Road, Manchester, M18 7LH
Debdale Outdoor Centre, 1073 Hyde Road, Manchester, M18 7LJ
836b, Hyde Road, Manchester, M18 7JD
Ali Shan, 780 Hyde Road, Manchester, M18 7JD
Adept Audio, 800 Hyde Road, Manchester, M18 7JD
K & K Brassware, 820 Hyde Road, Manchester, M18 7JD
836a, Hyde Road, Manchester, M18 7JD
844a, Hyde Road, Manchester, M18 7LH
846a, Hyde Road, Manchester, M18 7LH
850a, Hyde Road, Manchester, M18 7LH
880a, Hyde Road, Manchester, M18 7LH
882a, Hyde Road, Manchester, M18 7LH
The Band Stand, 1077 Hyde Road, Manchester, M18 7LJ
14 Deverill Avenue, Manchester, M18 7LY
19 Dorlan Avenue, Manchester, M18 7NA
M C C, 1075 Hyde Road, Manchester, M18 7LJ
824a, Hyde Road, Manchester, M18 7JD
37 Woodland Road, Manchester, M18 7JY
39 Woodland Road, Manchester, M18 7JY
41 Woodland Road, Manchester, M18 7JY
43 Woodland Road, Manchester, M18 7JY
45 Woodland Road, Manchester, M18 7JY
47 Woodland Road, Manchester, M18 7JY
796a, Hyde Road, Manchester, M18 7JD
814 Hyde Road, Manchester, M18 7JD
Aquatech Diving Centre, 1 Reddish Lane, Manchester, M18 7JH
Gorton Working Mens Club, 2 Thornwood Avenue, Manchester, M18 7HW
Euro Wines, 784 Hyde Road, Manchester, M18 7JD
G J Street, 796 Hyde Road, Manchester, M18 7JD
Warburton & Freeman, 806-808, Hyde Road, Manchester, M18 7JD
Redferns, 810 Hyde Road, Manchester, M18 7JD
The Hair Club, 816 Hyde Road, Manchester, M18 7JD
Debdale Dry Cleaners, 818 Hyde Road, Manchester, M18 7JD
Yacoob Malik & Co, 2 Brighton Range, Manchester, M18 7LP
786-788, Hyde Road, Manchester, M18 7JD
Mcdonalds Restaurants Ltd, 21 Wall Way, Manchester, M18 7WY
844b, Hyde Road, Manchester, M18 7LH
846b, Hyde Road, Manchester, M18 7LH
846c, Hyde Road, Manchester, M18 7LH
846d, Hyde Road, Manchester, M18 7LH
850b, Hyde Road, Manchester, M18 7LH
880b, Hyde Road, Manchester, M18 7LH
882b, Hyde Road, Manchester, M18 7LH
774a, Hyde Road, Manchester, M18 7JD
Holiday Inn Express, Hyde Road, Manchester, M18 7LJ
Flat 4, 860 Hyde Road, Manchester, M18 7LH
Flat 5, 860 Hyde Road, Manchester, M18 7LH
Flat 6, 860 Hyde Road, Manchester, M18 7LH
Flat 7, 860 Hyde Road, Manchester, M18 7LH
Fitness First, Hyde Road, Manchester, M18 7LN
11 Elford Grove, Manchester, M18 7NB

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13 Elford Grove, Manchester, M18 7NB
14 Elford Grove, Manchester, M18 7NB
15 Elford Grove, Manchester, M18 7NB
16 Elford Grove, Manchester, M18 7NB
28 Farley Avenue, Manchester, M18 7WA
30 Farley Avenue, Manchester, M18 7WA
32 Farley Avenue, Manchester, M18 7WA
Mrs J Barrnes, Abbey Hey Residents Association, 32 Kings Close,, Manchester,
M18 8TB
Andrew Gwynne MP, House Of Commons, London, SW1A 0AA

Representations were received from the following third parties:

Environmental Health
Ward Councillors
Environment & Operations (Trees)
New East Manchester
Greater Manchester Ecology Unit
Andrew Gwynne MP, House Of Commons, London, SW1A 0AA

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