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| <b>Withington Ward</b> | <b>Application Number</b><br>086283/FO/2008/S1 | <b>Date of Appln</b><br>28th Mar 2008 | <b>Committee Date</b><br>26th Jun 2008 |
|------------------------|--|---------------------------------------|--|

**Proposal** Erection of 7 storey, 207 space car park, including semi-basement and landscaping, with access from Palatine Road, following demolition of existing building

**Location** 25 Palatine Road And Adjoining Car Park, Withington, Manchester, M20 3LH,

**Applicant** Frank Beresford, Christie Hospital Estates Dept, Wilmslow Road, Withington, Manchester, M20 9BX

**Agent** Fairhurst Design Group Bank Chambers, Faulkner Street, Manchester, M1 4EH

### **Description**

The application site which is part of the Christie Hospital complex is approximately 0.8 hectares in area and is located on the corner of Palatine Road and Tatton Grove, Withington. The site is currently occupied by a 52 space, surface level car park used by the hospital and a large, two storey, detached Edwardian property, currently used as offices also used by the hospital.

The site is located along the main arterial route of Palatine Road and is located on the edge of the highly developed hospital complex which expands from Tatton Grove to the north, Oak Road to the South, Wilmslow Road to the east and Palatine Road which forms the site's western boundary. Christie Hospital consists of multiple buildings with large footprints and several buildings of various heights as the complex has developed in a piecemeal fashion.

With regard to the site's immediate surroundings, the site is situated next to the large, four storey Wolfson Molecular Imaging Centre (WMIC) to the south, and various hospital building to the east and south east including the Adult Leukaemia Unit (ALU). The wider surrounding area, with the exception of the Bridge Club opposite is predominantly residential in nature, consisting of large two and three storey properties some of which are located within the adjoining conservation area which borders the site and which extends along Tatton Grove and Tatton View just to the east of the site.

The proposed scheme relates to the erection of a contemporary, 7 storey car park including semi-basement and roof levels following demolition of the existing office building. The proposed building will be of a similar scale and mass to the neighbouring WMIC building and will offer 207 car parking spaces on 12 split levels with access gained off Palatine Road.

The proposed car park forms part of the overall parking strategy for Christie Hospital as it aims to increase on site car parking provision for patients and staff of the hospital and help reduce the burden of street parking on the surrounding residential roads.

### **Consultations**

Local residents - 10 letters of objections has been received as part of the original consultation process. These objections are summarised below:

- (i) Providing extra car parking will encourage more people to drive. Traffic volumes will increase, causing a detrimental effect on the surrounding area.
- (ii) The proposed building is too large and not in keeping with the surrounding area.
- (iii) The existing building is in character with the area and it would be a shame to see it demolished.
- (iv) Conflict may occur when the car park is full and some vehicle are waiting on Palatine Road to enter the car park.
- (v) People would rather park for free on the road rather than pay a fee to park in the proposed car park. The problems that are experienced on surrounding roads will therefore be the same
- (vi) Residents on surrounding roads should be part of a resident's parking permit scheme.
- (vii) Insufficient attention has been paid to the effect the proposed car park would have on the adjacent residential properties along Tatton Grove.

Councillor Firth - Is opposed to the application in terms of scale and size. It dwarfs the properties on Tatton Grove and my fellow Councillors and I feel that it is out of keeping with the local houses on Tatton Grove and Tatton View. In addition, Christie Hospital should be doing more to encourage their staff to use existing car parks, before looking to extend their car parking provision otherwise the building itself will be totally under used and cause more frustration for local residents.

Travel Change, Transport Policy Unit - Christie Hospital have a robust travel plan in place. Travel plan targets have been provided and staff are due to be surveyed during 2008. The new appointment of a travel plan coordinator indicate a commitment by Christie Hospital to provide practicable solutions to parking issues.

Green Space Manager - The proposed tree works are acceptable. Construction works must be undertaken in accords with BS 5837 'Trees in Relation to Construction 2005' and all tree works must be undertaken in accordance with BS3998 'Recommendations for Tree Works'.

Landscape Practice - The importance of improving parking facilities in the area is appreciated but it is considered everything possible should be done to lessen the impact of the proposed building on existing trees and the general character of the area. The application is supported subject to retaining the trees on the frontage, more detailed tree protection measures, amendments to tree and shrub species and minor improvements to the Palatine Road boundary wall.

Environmental Health - It is requested that conditions be imposed relating to external lighting, acoustic insulation and hours of use.

Greater Manchester Police (Architectural Liaison Unit) - The main stairwell is glazed and lit which is acceptable as it allows natural surveillance to occur. Recommendations are also made to enhance security. This can be achieved by imposing a condition requiring the applicant to obtain a 'Safer Parking Scheme' standard.

Conservation Areas and Historic Buildings Panel - It is considered that the proposal would not respond to the character of the adjacent conservation area and that the proposed footprint, height, scale and mass would have a negative impact on the setting of the adjacent conservation area.

Withington Civic Society - The Civic Society questions whether there is a genuine need for the car park and whether a transport survey, options appraisal or tree survey has been carried out. With regard to the proposal itself it is considered unacceptable to remove the 5 existing trees on Palatine Rd and that the proposal does not contribute to the character of the area. Moreover, it is considered that the design is mediocre, functional, dull and more befitting of a city centre location, not a residential suburb.

Didsbury Civic Society - The upper floors of the development need considerable rethinking to make them less austere and more attractive in appearance.

### **Issues**

Unitary Development Plan - There are no site specific policies relating to the application site. However, the following city-wide policies are relevant to the proposal:

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

Policy WB2 - states that in considering proposals for the expansion and/or redevelopment of major employment sites in Withington - particularly Christie Hospital, the Council will have regard to the need to minimise any impact upon the environmental quality and character of the area, residential amenity and traffic movements.

Regional Spatial Strategy - In terms of regional policy, it is not considered that any policy is of particular relevance in this case.

In addition to the above, central government provides national planning guidance in the form of Planning Policy Guidance Notes (PPG) and on some planning issues, Planning Policy Statements (PPS).

PPS1 'Delivering Sustainable Development' sets out the overarching policies on the delivery of sustainable development through the planning system. Emphasis is placed on the need for good design to ensure, attractive, usable, durable and adaptable places to live.

The Guide to Development in Manchester - This is a City Council supplementary planning document (SPD). This document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

Principle - It is considered that the principle of the development is acceptable and that any negative features of the development are outweighed by the contribution that the development will make to alleviating the car parking problems in the area. The proposed scheme forms part of the overall parking strategy put in place by the Christie Hospital Trust. It aims to increase the on-site car parking provision for the hospital and help to reduce the burden of street parking on the surrounding residential roads. It is considered that no alternative sites are available for providing on-site parking and the present location is best suited for a building of this scale. Every effort has been made to ensure the scale and design of the hospital will blend into the surrounding streetscape and as such, the scheme is considered satisfactory.

Site Selection - As part of the consideration of siting a car park at this location, a sequential approach to site selection was undertaken to determine the preferred site for a multi storey car park. The sites appraised included two other sites. Namely, the existing Kinnaird Road Car Park and the existing Oak Road car park. Both these sites were discounted due to various factors including access, the number of trees and residential properties that would be adversely affected and the size of the sites.

Design - The footprint and massing of the adjacent WMIC building forms the starting point in developing the car park footprint and height. The footprint has also been determined by the physical space for car parking bays and aisle sizes which make up the car park. The plan form has been set back from the site boundaries to reduce the overall impact of the building. This set back, particularly along Palatine Road is consistent along both side of the length of Palatine Road. Further setbacks have been achieved on Tatton Grove and the boundary with 6 Tatton Grove to minimise its impact on these properties.

The car park has been designed with a contemporary feel and is considered to be of a superior quality to many car parks found within the city. A vertical staggered arrangement allows for the lower height of one side of the building so to take account of neighbouring residential properties. The different overall height from one side to the other forms a transition from the four storey WMIC building to the two storey 6 Tatton Grove. These heights are also lower than Laurel Court and similar to 28 Palatine Road opposite. One level is partially sunk into the ground to further reduce the height of the building.

Due to the proximity of 6 and 8 Tatton Grove, the building has been stepped back away from the east boundary to allow for a landscaped buffer zone. It also maintains the integrity of the existing trees along this boundary giving a large amount of screening to the development.

Scale and Massing - The massing and scale of the area varies between two and four storeys. The original urban grain was made up large detached and semi-detached residential properties set back from Palatine Road with large spaces between them. The area beyond Palatine Road along Tatton Grove was much denser, with large, three storey terraced properties.

In recent years, the height and massing along Palatine Road has increased to four storeys with larger floorplates. Newer developments such as the adjacent WMIC building and Laurel Court opposite maintain the setback from the road but have pushed the height beyond the predominant three storey houses. The proposed car park aims to maintain the setback from the road and keep below the height of the more recent buildings. It should also be noted that although the car park is described as being 7 storeys, the storeys, typical of a multi storey car park have much lower head heights and therefore the building is more akin to a four storey buildings such as the WMIC building next door.

In light of the adjacent WMIC building and the surrounding nature of the Christie Hospital complex, it is considered that the scale of the development can be sustained at this location and is therefore satisfactory.

Access - Vehicular access to the site will be off the main frontage on Palatine Rd, though vehicular access and egress to the car park is proposed on the south elevation facing the WMIC building, in a similar position to the existing surface level car park. Access at this location will also be off the hospital's service road, enabling queuing space off Palatine Rd. It is also intended that the position of the entrance at this point will be highly visible and minimise any headlight overspill onto nearby residential properties at night.

Pedestrian access to the site will be on the Palatine Rd side of the site with the main entrance and staircase core on this side of the development. Pedestrian access at this location will allow for increased natural surveillance and will minimise the distance to walk to the main hospital entrance. The secondary escape core on the east elevation will spill onto a traffic free area.

As the hospital will be used by a large number of poorly people, parking bays and vehicle aisles are to be provided wider than the recommended minimum. In terms of disabled access and in particular, wheel chair users, no provision has been made. Due to the distance from the main hospital entrance, increased full disabled bays will be provided at the existing surface level car park on Oak Road, as part of the overall parking strategy at Christie Hospital. In total, 10 disabled parking spaces will be provided at this location.

Residential Amenity - It is acknowledged that there will be some impact on the properties on Tatton Grove, particularly in terms of overshadowing those properties that immediately adjoin the site to the east. In order to mitigate against any negative impact, the building has been designed so that the height of the building is lower in height and set back on its eastern side so to reduce its oppressiveness. The site layout also seeks to retain the existing landscaped buffer and the existing trees at this location will be retained to give a large amount of screening to the development.

Overall, it is considered that the benefits in increasing the on-site car parking provision at the hospital will outweigh any negative aspects of the scheme. Moreover, in light of the existing hospital use of the site and the scale and footprint of adjacent buildings such as the WMIC building, it is considered that any impact on residential amenity will be limited.

Crime and Safety - It is stated by the applicant that the proposed car park will adhere to 'secured by design' principles. A condition requiring such has been inserted should the application be approved.

Passive security is encouraged in all areas and the pedestrian access and egress on Palatine Road is highly visible. It is proposed that the building will be bright and well lit internally and externally and CCTV will be used internally to monitor all parking levels.

Car Parking Strategy - As part of the continuing parking problems and expansion of Christie Hospital, the Christie Hospital Trust have formulated a car parking strategy for the whole of the hospital site and this has been submitted in support of the current planning application. The strategy takes account of the current car parking situation, further expansion works at the hospital, the relocation of car parking spaces, and the number of car parking spaces that will be present following the works and if planning permission is granted for the currently proposed multi storey car park.

At present, there are a total of 354 car parking spaces for patients (including disabled), together with 361 staff car parking spaces (including disabled). As a result of the proposal there will be 496 patient car parking spaces, representing a net increase of 142 spaces. There will also be 399 staff car parking spaces, resulting in a net increase of 38 spaces. Overall that equate to a total of 895 space on site for the staff and patients, compared to 715 spaces at present. Various spaces throughout the site will be relocated as part of the overall parking strategy. These works include the provision of 50 car parking spaces offsite, the transfer of staff parking from Holt House to Kinnaird Road, the relocation of the car barrier at Kinnaird Road for extended patient car parking spaces, the transfer of patient spaces form Oak Road to Kinnaird Road and the additional spaces currently proposed.

Green Travel Plan - The Christie Hospital Trust recognises and accepts its responsibilities regarding sustainable travel. Although the Trust has no control over how patients travel, staff travel targets have been set as part of an overall Green Travel Plan. The document provides assurances that sustainable travel is part of the Trust's strategic objectives.

The Travel Plan outlines measures to manage sustainable travel activity to and from the organisation and to reduce the reliance on the car as a means of getting to work. The ultimate aim of the plan is to actively promote and set targets for a modal shift towards walking, cycling, the use of public transport and car sharing. Travel initiatives include travel loans, travel information on car sharing and cycle discounts for NHS staff. In addition, priority for parking permits goes to car sharers and staff can advertise to be a car sharer on the staff intranet. Cycle storage and shower facilities are also provided to encourage cycle use.

In terms of monitoring the success of the Green Travel Plan, staff surveys are regularly carried out and targets set to achieve a modal shift away from car travel. In 2006 following a survey, the Trust achieved the target modal shift and data analysis in the form of display charts together with targeting campaigns acted as an important communication tool for staff. The next staff survey is due to be undertaken within the next month and will allow the Trust to monitor and analyse progress, and set targets for 2010.

Car Park Pricing - Concerns have been raised over visitors having to pay to use the proposed car park. However, payment is required in order to contribute to the cost of the construction of the car park. The car parking fees are modest ranging from £1.50 for up to 4 hours and £10 for 8 - 24 hours. Parking stays of up to 10 minutes and parking for disabled badge holders is free. Charges for staff permit holders are proposed to be salary banded and range from £4.88 a month to £19.52.

It is considered that the charges are reasonable for the hours visitors and staff are able to park and the ability to be able to park within a secure environment. It is envisaged that such modest costs would not lead to people choosing to park on the surrounding roads rather than a designated car park.

Landscaping - A hard and soft landscaping scheme has been submitted as part of the application. It is stated that the aim of the landscaping scheme is to enhance the pedestrian environment to the Palatine Rd frontage, improve the aesthetic quality of the site, mitigate any potential hazards, to enhance the security of any vulnerable areas in accordance with 'Secured by Design Principles, and to incorporate the development into the surrounding infrastructure.

The landscaping scheme proposed introduces durable, slip resistant level surfaces together with hardy, strong, ground cover shrubs, predominantly evergreen in species and grouped in large swathes in flowing shaped planting beds to provide visual interest. It is intended that the planting beds will be low maintenance and to provide a green setting to the car park all year round.

To facilitate the development it is necessary to remove 4 limes trees and 1 hawthorn tree on the Palatine Road frontage. In line with City Council policy, it is proposed to replace the trees to be removed with 6 oak trees. This species of trees has been chosen as it is a narrowly columnar but tall growing variety which will provide a strong vertical element to the streetscape on Palatine Road and help to break up the massing of the multi-storey car park. The two existing sycamore trees at the rear of the site are to be retained and protected with metal Heras style fencing for the

duration of construction. Suitable planning conditions to ensure the trees are planted and protected have been inserted, should the application be approved.

Boundary Treatment - The existing boundary wall to Palatine Road is to be retained as much as possible or replaced to match should any damage occur to this part of the wall during the removal of the lime and hawthorn trees. The close boarded fence on the eastern boundary is also to be retained and the two existing gate entrances will be closed up and replaced with new decorative metal gates that will be welded shut to maintain security.

**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)/objector(s)/resident(s) 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 the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and country Planning Acts.

### **Recommendation APPROVE**

Approve on the basis that the proposal accords with Policies H2.2 and WB2 of the Unitary Development Plan for the City of Manchester and there are no material consideration of sufficient weight to indicate otherwise. It is considered that the development will make effective use of previously developed land and significantly improve the on-site parking provision for Christie Hospital by providing a high quality car park.

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

approved materials unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

3) No development shall commence until details of the measures to be incorporated into the development ( or phase thereof ) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

4) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: 7058/11\_20/E and 7058/51.01/B stamped as received on 10th April 2008 and 7058/54\_01, 7058/13\_01/Rev/C, 7058/13\_07, 7058/13\_04/Rev/C, 7058/13\_02/Rev/C, 7058/13\_03/Rev/C, 7058/13\_06, 7058/11\_21, 7058/11\_01/B, 7058/12\_02, 7058/12\_03 and 7058/11\_02/A stamped as received on 28th March 2008.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policy H2.2 of the Manchester Unitary Development Plan.

5) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, colour, materials and type of boundary treatment to be erected. The details shall include details of the decorative replacement gates indicated on the plan numbered 7058/51.01/B. The boundary treatment shall be completed before the development is brought into use. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

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 in order to comply with Policies H2.2, E3.3 and E3.5 of the Unitary Development Plan for the City of Manchester.

6) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or

lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with Policies 2.4 and 2.6 of the Unitary Development Plan for the City of Manchester.

7) The hard and soft landscaping scheme including the replacement trees approved by the City Council as local planning authority shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, 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 that respects the character and visual amenities of the area, in accordance with policy H2.2 of the Unitary Development Plan for the City of Manchester.

8) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

9) Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance

with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Manchester Unitary Development Plan.

10) Permitted hours of opening and servicing are to be agreed with the City Council as Local Planning Authority prior to the car park first being used.

Reason -

In the interest of residential amenity, pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

11) External lighting shall be designed and installed so as to control glare and minimise any overspill onto nearby residential properties.

Reason -

To safeguard to the amenities of the occupiers of nearby properties, pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

12) The targets set for 2010 within the Green Travel Plan shall be achieved and regularly monitored thereafter. For so long as the use is in operation the local planning authority shall be provided with such information as specified in the Travel Plan and all measures that are identified that can improve the effectiveness of the Travel Plan shall be adopted and implemented within a timescale agreed in writing by the local planning authority.

Reason - To facilitate improved public transport access and sustainable travel pursuant to Policy T1.1 of the Unitary Development Plan for the City of Manchester.

### **Local Government (Access to Information) Act 1985**

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 086283/FO/2008/S1 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 held by the Planning Division.

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

Chief Executive's Landscape Practice Group  
Engineering Services  
Environmental Health  
Environment & Operations (Trees)

Transport Policy Unit  
Greater Manchester Police  
Steve Hobson, Crime Reduction Officer  
2 Holly Royde Close, Manchester, M20 3HR  
6 Holly Royde Close, Manchester, M20 3HR  
14 Holly Royde Close, Manchester, M20 3HR  
16 Holly Royde Close, Manchester, M20 3HR  
Flat 7, Holly Royde House, 56 Palatine Road, Manchester, M20 3HP  
Flat 8, Holly Royde House, 56 Palatine Road, Manchester, M20 3HP  
10 Holly Royde Close, Manchester, M20 3HR  
Flat 9, Holly Royde House, 56 Palatine Road, Manchester, M20 3HP  
Flat 1, Holly Royde House, 56 Palatine Road, Manchester, M20 3HP  
Flat 2, Holly Royde House, 56 Palatine Road, Manchester, M20 3HP  
Flat 3, Holly Royde House, 56 Palatine Road, Manchester, M20 3HP  
Flat 4, Holly Royde House, 56 Palatine Road, Manchester, M20 3HP  
Flat 5, Holly Royde House, 56 Palatine Road, Manchester, M20 3HP  
Flat 6, Holly Royde House, 56 Palatine Road, Manchester, M20 3HP  
University Of Manchester, 27 Palatine Road, Manchester, M20 3LJ  
Flat 10, Holly Royde House, 56 Palatine Road, Manchester, M20 3HP  
Flat 11, Holly Royde House, 56 Palatine Road, Manchester, M20 3HP  
Flat 12, Holly Royde House, 56 Palatine Road, Manchester, M20 3HP  
Manchester Bridge Club, 30 Palatine Road, Manchester, M20 3JJ  
3a, Burton Road, Manchester, M20 3GD  
6 Tatton Grove, Manchester, M20 4BP  
Flat, 523 Wilmslow Road, Manchester, M20 4BA  
Flat, 529 Wilmslow Road, Manchester, M20 4BA  
8 Tatton Grove, Manchester, M20 4BP  
Flat, 534 Wilmslow Road, Manchester, M20 4BY  
Flat, 536 Wilmslow Road, Manchester, M20 4BY  
Flat, 538 Wilmslow Road, Manchester, M20 4BY  
Flat, 542 Wilmslow Road, Manchester, M20 4BY  
10 Oak Road, Manchester, M20 3DA  
12 Oak Road, Manchester, M20 3DA  
14 Oak Road, Manchester, M20 3DA  
16 Oak Road, Manchester, M20 3DA  
18 Oak Road, Manchester, M20 3DA  
2 Oak Road, Manchester, M20 3DA  
20 Oak Road, Manchester, M20 3DA  
22 Oak Road, Manchester, M20 3DA  
26 Oak Road, Manchester, M20 3DA  
28 Oak Road, Manchester, M20 3DA  
30 Oak Road, Manchester, M20 3DA  
32 Oak Road, Manchester, M20 3DA  
36 Oak Road, Manchester, M20 3DA  
4 Oak Road, Manchester, M20 3DA  
6 Oak Road, Manchester, M20 3DA  
8a-8b, Oak Road, Manchester, M20 3DA  
1 Tenby Avenue, Manchester, M20 3DU  
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5 Tenby Avenue, Manchester, M20 3DU  
6 Tenby Avenue, Manchester, M20 3DU  
7 Tenby Avenue, Manchester, M20 3DU  
8 Tenby Avenue, Manchester, M20 3DU  
9 Tenby Avenue, Manchester, M20 3DU  
1 Redcar Avenue, Manchester, M20 3DX  
Flat 17, Albany Court, Redcar Avenue, Manchester, M20 3DY  
Flat 18, Albany Court, Redcar Avenue, Manchester, M20 3DY  
Flat 19, Albany Court, Redcar Avenue, Manchester, M20 3DY  
Flat 20, Albany Court, Redcar Avenue, Manchester, M20 3DY  
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Flat 27, Albany Court, Redcar Avenue, Manchester, M20 3DY  
Flat 28, Albany Court, Redcar Avenue, Manchester, M20 3DY  
Flat 29, Albany Court, Redcar Avenue, Manchester, M20 3DY  
Flat 30, Albany Court, Redcar Avenue, Manchester, M20 3DY  
Flat 31, Albany Court, Redcar Avenue, Manchester, M20 3DY  
2 Bridgelea Road, Manchester, M20 3FB  
4 Bridgelea Road, Manchester, M20 3FB  
6 Bridgelea Road, Manchester, M20 3FB  
8 Bridgelea Road, Manchester, M20 3FB  
1 Candleford Road, Manchester, M20 3JH  
National Probation Service, 2 Candleford Road, Manchester, M20 3JH  
C A F C A S S, 4 Candleford Road, Manchester, M20 3JH  
28 Palatine Road, Manchester, M20 3JJ  
Early Years Nursery School, 30 Palatine Road, Manchester, M20 3JJ  
36 Palatine Road, Manchester, M20 3JL  
38 Palatine Road, Manchester, M20 3JL

Flat 1, 42 Palatine Road, Manchester, M20 3JL  
48 Palatine Road, Manchester, M20 3JL  
50 Palatine Road, Manchester, M20 3JL  
3 Palatine Road, Manchester, M20 3LH  
17 Palatine Road, Manchester, M20 3LH  
19 Palatine Road, Manchester, M20 3LH  
21 Palatine Road, Manchester, M20 3LH  
23 Palatine Road, Manchester, M20 3LH  
565 Wilmslow Road, Manchester, M20 3QH  
2a, Oak Road, Manchester, M20 3DA  
2b, Oak Road, Manchester, M20 3DA  
4a, Oak Road, Manchester, M20 3DA  
4b, Oak Road, Manchester, M20 3DA  
Flat 1, Andrew Court, Aldborough Close, Manchester, M20 3DL  
Flat 10, Andrew Court, Aldborough Close, Manchester, M20 3DL  
Flat 11, Andrew Court, Aldborough Close, Manchester, M20 3DL  
Flat 12, Andrew Court, Aldborough Close, Manchester, M20 3DL  
Flat 2, Andrew Court, Aldborough Close, Manchester, M20 3DL  
Flat 3, Andrew Court, Aldborough Close, Manchester, M20 3DL  
Flat 4, Andrew Court, Aldborough Close, Manchester, M20 3DL  
Flat 5, Andrew Court, Aldborough Close, Manchester, M20 3DL  
Flat 6, Andrew Court, Aldborough Close, Manchester, M20 3DL  
Flat 7, Andrew Court, Aldborough Close, Manchester, M20 3DL  
Flat 8, Andrew Court, Aldborough Close, Manchester, M20 3DL  
Flat 9, Andrew Court, Aldborough Close, Manchester, M20 3DL  
46 Palatine Road, Manchester, M20 3JL  
44 Palatine Road, Manchester, M20 3JL  
Flat 4, 46 Palatine Road, Manchester, M20 3JL  
Flat 1, 43 Palatine Road, Manchester, M20 3LJ  
Flat 2, 43 Palatine Road, Manchester, M20 3LJ  
Flat 3, 43 Palatine Road, Manchester, M20 3LJ  
Flat 4, 43 Palatine Road, Manchester, M20 3LJ  
Flat 5, 43 Palatine Road, Manchester, M20 3LJ  
Flat 6, 43 Palatine Road, Manchester, M20 3LJ  
2c, Circular Road, Manchester, M20 3LP  
Flat 1, 44 Palatine Road, Manchester, M20 3JL  
Flat 2a, 43 Palatine Road, Manchester, M20 3LJ  
2a, Bridgelea Road, Manchester, M20 3FB  
Flat 1, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 10, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 11, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 12, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 13, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 14, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 15, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 16, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 17, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 18, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 19, Everett Court, Aldborough Close, Manchester, M20 3DT

Flat 2, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 20, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 21, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 22, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 23, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 24, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 3, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 4, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 5, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 6, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 7, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 8, Everett Court, Aldborough Close, Manchester, M20 3DT  
Flat 9, Everett Court, Aldborough Close, Manchester, M20 3DT  
1a, Tenby Avenue, Manchester, M20 3DU  
Flat 1, 40 Palatine Road, Manchester, M20 3JL  
40 Palatine Road, Manchester, M20 3JL  
42 Palatine Road, Manchester, M20 3JL  
Bridgelea Day Nursery, 5 Bridgelea Road, Manchester, M20 3FB  
1 Oak Road, Manchester, M20 3DA  
Flat 1, Candleford Court, 3 Candleford Road, Manchester, M20 3JH  
Flat 2, Candleford Court, 3 Candleford Road, Manchester, M20 3JH  
Flat 3, Candleford Court, 3 Candleford Road, Manchester, M20 3JH  
Flat 4, Candleford Court, 3 Candleford Road, Manchester, M20 3JH  
Flat 5, Candleford Court, 3 Candleford Road, Manchester, M20 3JH  
Flat 6, Candleford Court, 3 Candleford Road, Manchester, M20 3JH  
Flat 7, Candleford Court, 3 Candleford Road, Manchester, M20 3JH  
Flat 8, Candleford Court, 3 Candleford Road, Manchester, M20 3JH  
Flat 9, Candleford Court, 3 Candleford Road, Manchester, M20 3JH  
Flat 10, Candleford Court, 3 Candleford Road, Manchester, M20 3JH  
6a, Oak Road, Manchester, M20 3DA  
Laurel Court Nursing Home, 1a, Candleford Road, Manchester, M20 3JH  
Flat 1, 1 Palatine Road, Manchester, M20 3LH  
Flat 2, 1 Palatine Road, Manchester, M20 3LH  
Flat 3, 1 Palatine Road, Manchester, M20 3LH  
Flat 4, 1 Palatine Road, Manchester, M20 3LH  
Flat 5, 1 Palatine Road, Manchester, M20 3LH  
Flat 6, 1 Palatine Road, Manchester, M20 3LH  
Flat 7, 1 Palatine Road, Manchester, M20 3LH  
Flat 8, 1 Palatine Road, Manchester, M20 3LH  
Flat 1, Camargue Court, 6 Candleford Road, Manchester, M20 3JH  
Flat 2, Camargue Court, 6 Candleford Road, Manchester, M20 3JH  
Flat 3, Camargue Court, 6 Candleford Road, Manchester, M20 3JH  
Flat 4, Camargue Court, 6 Candleford Road, Manchester, M20 3JH  
Flat 5, Camargue Court, 6 Candleford Road, Manchester, M20 3JH  
Flat 6, Camargue Court, 6 Candleford Road, Manchester, M20 3JH  
Flat 7, Camargue Court, 6 Candleford Road, Manchester, M20 3JH  
Flat 8, Camargue Court, 6 Candleford Road, Manchester, M20 3JH  
Flat 9, Camargue Court, 6 Candleford Road, Manchester, M20 3JH  
Flat 10, Camargue Court, 6 Candleford Road, Manchester, M20 3JH

Flat 11, Camargue Court, 6 Candleford Road, Manchester, M20 3JH  
Flat 12, Camargue Court, 6 Candleford Road, Manchester, M20 3JH  
Flat 1, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 2, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 3, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 4, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 5, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 6, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 7, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 8, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 9, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 10, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 11, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 12, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 13, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 14, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 15, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 16, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 17, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 18, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 19, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 20, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 21, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 22, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 23, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 24, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 25, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 26, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 27, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 28, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 29, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 30, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 31, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 32, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 33, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 34, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 35, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 36, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 37, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 38, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 39, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 40, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 41, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 42, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 43, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 44, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 45, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 46, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 47, Barry Court, Palatine Road, Manchester, M20 3LQ

Flat 48, Barry Court, Palatine Road, Manchester, M20 3LQ  
Flat 1, Rutland Court, Oak Road, Manchester, M20 3BA  
Flat 2, Rutland Court, Oak Road, Manchester, M20 3BA  
Flat 3, Rutland Court, Oak Road, Manchester, M20 3BA  
Flat 4, Rutland Court, Oak Road, Manchester, M20 3BA  
Flat 5, Rutland Court, Oak Road, Manchester, M20 3BA  
Flat 7, Rutland Court, Oak Road, Manchester, M20 3BA  
Flat 9, Rutland Court, Oak Road, Manchester, M20 3BA  
1 Palatine Avenue, Manchester, M20 3DP  
2 Palatine Avenue, Manchester, M20 3DP  
3 Palatine Avenue, Manchester, M20 3DP  
4 Palatine Avenue, Manchester, M20 3DP  
5 Palatine Avenue, Manchester, M20 3DP  
6 Palatine Avenue, Manchester, M20 3DP  
7 Palatine Avenue, Manchester, M20 3DP  
8 Palatine Avenue, Manchester, M20 3DP  
10 Palatine Avenue, Manchester, M20 3DP  
6 Everett Road, Manchester, M20 3DQ  
8 Everett Road, Manchester, M20 3DQ  
10 Everett Road, Manchester, M20 3DQ  
12 Everett Road, Manchester, M20 3DQ  
22 Everett Road, Manchester, M20 3DQ  
14 Everett Road, Manchester, M20 3DQ  
1 Cromer Avenue, Manchester, M20 3DR  
3 Cromer Avenue, Manchester, M20 3DR  
5 Cromer Avenue, Manchester, M20 3DR  
7 Cromer Avenue, Manchester, M20 3DR  
9 Cromer Avenue, Manchester, M20 3DR  
11 Cromer Avenue, Manchester, M20 3DR  
2 Cromer Avenue, Manchester, M20 3DR  
15 Cromer Avenue, Manchester, M20 3DR  
1a, Everett Road, Manchester, M20 3DS  
3a, Everett Road, Manchester, M20 3DS  
1 Everett Road, Manchester, M20 3DW  
3 Everett Road, Manchester, M20 3DW  
5 Everett Road, Manchester, M20 3DW  
7 Everett Road, Manchester, M20 3DW  
9 Everett Road, Manchester, M20 3DW  
11 Everett Road, Manchester, M20 3DW  
13 Everett Road, Manchester, M20 3DW  
15 Everett Road, Manchester, M20 3DW  
17 Everett Road, Manchester, M20 3DW  
19 Everett Road, Manchester, M20 3DW  
21 Everett Road, Manchester, M20 3DW  
23 Everett Road, Manchester, M20 3DW  
25 Everett Road, Manchester, M20 3DW  
1 Burton Road, Manchester, M20 3GD  
3 Burton Road, Manchester, M20 3GD  
17 Burton Road, Manchester, M20 3GD

19 Burton Road, Manchester, M20 3GD  
21 Burton Road, Manchester, M20 3GD  
Hampden House Psychotherapy Centre, 2-4, Palatine Road, Manchester, M20 3JA  
Flat 3, Alpine Court 8-10, Palatine Road, Manchester, M20 3JA  
Flat 4, Alpine Court 8-10, Palatine Road, Manchester, M20 3JA  
Flat 8, 12-14, Palatine Road, Manchester, M20 3JA  
Flat 1, Alpine Court 8-10, Palatine Road, Manchester, M20 3JA  
Flat 2, Alpine Court 8-10, Palatine Road, Manchester, M20 3JA  
Flat 1, 12-14, Palatine Road, Manchester, M20 3JA  
Flat 7, 12-14, Palatine Road, Manchester, M20 3JA  
Flat 2, 12-14, Palatine Road, Manchester, M20 3JA  
Flat 3, 12-14, Palatine Road, Manchester, M20 3JA  
Flat 4, 12-14, Palatine Road, Manchester, M20 3JA  
Flat 5, 12-14, Palatine Road, Manchester, M20 3JA  
Flat 6, 12-14, Palatine Road, Manchester, M20 3JA  
1, Palatine Mews, 6 Palatine Road, Manchester, M20 3JB  
2, Palatine Mews, 6 Palatine Road, Manchester, M20 3JB  
3, Palatine Mews, 6 Palatine Road, Manchester, M20 3JB  
Flat 1, Holly Court, Palatine Road, Manchester, M20 3JE  
Flat 2, Holly Court, Palatine Road, Manchester, M20 3JE  
Flat 3, Holly Court, Palatine Road, Manchester, M20 3JE  
Flat 4, Holly Court, Palatine Road, Manchester, M20 3JE  
Flat 5, Holly Court, Palatine Road, Manchester, M20 3JE  
Flat 6, Holly Court, Palatine Road, Manchester, M20 3JE  
Flat 7, Holly Court, Palatine Road, Manchester, M20 3JE  
Flat 8, Holly Court, Palatine Road, Manchester, M20 3JE  
Flat 9, Holly Court, Palatine Road, Manchester, M20 3JE  
Flat 10, Holly Court, Palatine Road, Manchester, M20 3JE  
Flat 11, Holly Court, Palatine Road, Manchester, M20 3JE  
Flat 12, Holly Court, Palatine Road, Manchester, M20 3JE  
Flat 14, Holly Court, Palatine Road, Manchester, M20 3JE  
Flat 15, Holly Court, Palatine Road, Manchester, M20 3JE  
Flat 1, Parsonage Court, Palatine Road, Manchester, M20 3LA  
Flat 2, Parsonage Court, Palatine Road, Manchester, M20 3LA  
Flat 3, Parsonage Court, Palatine Road, Manchester, M20 3LA  
Flat 4, Parsonage Court, Palatine Road, Manchester, M20 3LA  
Flat 5, Parsonage Court, Palatine Road, Manchester, M20 3LA  
Flat 6, Parsonage Court, Palatine Road, Manchester, M20 3LA  
Flat 7, Parsonage Court, Palatine Road, Manchester, M20 3LA  
Flat 8, Parsonage Court, Palatine Road, Manchester, M20 3LA  
Flat 9, Parsonage Court, Palatine Road, Manchester, M20 3LA  
Flat 10, Parsonage Court, Palatine Road, Manchester, M20 3LA  
Flat 11, Parsonage Court, Palatine Road, Manchester, M20 3LA  
Flat 12, Parsonage Court, Palatine Road, Manchester, M20 3LA  
Flat 1, Clifford House 567a, Wilmslow Road, Manchester, M20 3QH  
Flat 2, Clifford House 567a, Wilmslow Road, Manchester, M20 3QH  
Flat 3, Clifford House 567a, Wilmslow Road, Manchester, M20 3QH  
Flat 4, Clifford House 567a, Wilmslow Road, Manchester, M20 3QH  
Flat 5, Clifford House 567a, Wilmslow Road, Manchester, M20 3QH

Flat 6, Clifford House 567a, Wilmslow Road, Manchester, M20 3QH  
Flat 7, Clifford House 567a, Wilmslow Road, Manchester, M20 3QH  
Flat 8, Clifford House 567a, Wilmslow Road, Manchester, M20 3QH  
Flat 9, Clifford House 567a, Wilmslow Road, Manchester, M20 3QH  
Flat 10, Clifford House 567a, Wilmslow Road, Manchester, M20 3QH  
Flat 11, Clifford House 567a, Wilmslow Road, Manchester, M20 3QH  
Flat 12, Clifford House 567a, Wilmslow Road, Manchester, M20 3QH  
Boundary Veterinary, 567 Wilmslow Road, Manchester, M20 3QH  
Flat 1, 8-10, Candleford Road, Manchester, M20 3JH  
16 Everett Road, Manchester, M20 3DQ  
41 Palatine Road, Manchester, M20 3LJ  
Flat 5, Alpine Court 8-10, Palatine Road, Manchester, M20 3JA  
Flat 6, Alpine Court 8-10, Palatine Road, Manchester, M20 3JA  
Flat 7, Alpine Court 8-10, Palatine Road, Manchester, M20 3JA  
Flat 8, Alpine Court 8-10, Palatine Road, Manchester, M20 3JA  
Flat 9, Alpine Court 8-10, Palatine Road, Manchester, M20 3JA  
Flat 10, Alpine Court 8-10, Palatine Road, Manchester, M20 3JA  
Flat 12a, Holly Court, Palatine Road, Manchester, M20 3JE  
Flat 1, 569 Wilmslow Road, Manchester, M20 3QH  
Flat 2, 569 Wilmslow Road, Manchester, M20 3QH  
Flat 3, 569 Wilmslow Road, Manchester, M20 3QH  
Flat 4, 569 Wilmslow Road, Manchester, M20 3QH  
Flat 5, 569 Wilmslow Road, Manchester, M20 3QH  
Flat 6, 569 Wilmslow Road, Manchester, M20 3QH  
24 Oak Road, Manchester, M20 3DA  
8 Oak Road, Manchester, M20 3DA  
Flat 7, 569 Wilmslow Road, Manchester, M20 3QH  
Flat 8, 569 Wilmslow Road, Manchester, M20 3QH  
Flat 9, 569 Wilmslow Road, Manchester, M20 3QH  
Flat 10, 569 Wilmslow Road, Manchester, M20 3QH  
Flat 11, 569 Wilmslow Road, Manchester, M20 3QH  
Flat 12, 569 Wilmslow Road, Manchester, M20 3QH  
38 Blackburn Gardens Palatine Road, Manchester, M20 3YH  
1 Bridgelea Road, Manchester, M20 3BJ  
3 Bridgelea Road, Manchester, M20 3BJ  
5 Bridgelea Road, Manchester, M20 3BJ  
7 Bridgelea Road, Manchester, M20 3BJ  
9 Bridgelea Road, Manchester, M20 3BJ  
11 Bridgelea Road, Manchester, M20 3BJ  
13 Bridgelea Road, Manchester, M20 3BJ  
15 Bridgelea Road, Manchester, M20 3BJ  
17 Bridgelea Road, Manchester, M20 3BJ  
Hargreaves & Co, 516 Wilmslow Road, Manchester, M20 4BS  
Christie Hospital Nhs Trust, 550 Wilmslow Road, Manchester, M20 4BX  
Withington Halal Meat, 511 Wilmslow Road, Manchester, M20 4BA  
Andys Chippie, 513 Wilmslow Road, Manchester, M20 4BA  
515 Wilmslow Road, Manchester, M20 4BA  
517 Wilmslow Road, Manchester, M20 4BA  
519 Wilmslow Road, Manchester, M20 4BA

Little Samurai, 521 Wilmslow Road, Manchester, M20 4BA  
A Keen Sandwich, 525 Wilmslow Road, Manchester, M20 4BA  
Standguide Ltd, 527 Wilmslow Road, Manchester, M20 4BA  
Aladdin Restaurant, 529 Wilmslow Road, Manchester, M20 4BA  
Withington Cash, 531 Wilmslow Road, Manchester, M20 4BA  
Coral, 533 Wilmslow Road, Manchester, M20 4BA  
498 Wilmslow Road, Manchester, M20 4BT  
500 Wilmslow Road, Manchester, M20 4BT  
502 Wilmslow Road, Manchester, M20 4BT  
504 Wilmslow Road, Manchester, M20 4BT  
506 Wilmslow Road, Manchester, M20 4BT  
508 Wilmslow Road, Manchester, M20 4BT  
510 Wilmslow Road, Manchester, M20 4BT  
514 Wilmslow Road, Manchester, M20 4BT  
526 Wilmslow Road, Manchester, M20 4BT  
10 Tatton View, Manchester, M20 4BU  
12 Tatton View, Manchester, M20 4BU  
14 Tatton View, Manchester, M20 4BU  
2 Tatton View, Manchester, M20 4BU  
4 Tatton View, Manchester, M20 4BU  
6 Tatton View, Manchester, M20 4BU  
8 Tatton View, Manchester, M20 4BU  
Iffys Deli, 534 Wilmslow Road, Manchester, M20 4BY  
Cartridge World, 540 Wilmslow Road, Manchester, M20 4BY  
B T & J Kemp, 542 Wilmslow Road, Manchester, M20 4BY  
557 Wilmslow Road, Manchester, M20 4GJ  
Flat 1, 559-561, Wilmslow Road, Manchester, M20 4GJ  
563 Wilmslow Road, Manchester, M20 4GJ  
Flat 10, 505-507, Wilmslow Road, Manchester, M20 4AW  
Flat 11, 505-507, Wilmslow Road, Manchester, M20 4AW  
Flat 12, 505-507, Wilmslow Road, Manchester, M20 4AW  
Flat 13, 505-507, Wilmslow Road, Manchester, M20 4AW  
Flat 14, 505-507, Wilmslow Road, Manchester, M20 4AW  
Flat 4, 505-507, Wilmslow Road, Manchester, M20 4AW  
Flat 5, 505-507, Wilmslow Road, Manchester, M20 4AW  
Flat 9, 505-507, Wilmslow Road, Manchester, M20 4AW  
509a, Wilmslow Road, Manchester, M20 4BA  
531a, Wilmslow Road, Manchester, M20 4BA  
512 Wilmslow Road, Manchester, M20 4BT  
512a, Wilmslow Road, Manchester, M20 4BT  
Flat 1, The Forge, 501 Wilmslow Road, Manchester, M20 4AW  
Flat 2, The Forge, 501 Wilmslow Road, Manchester, M20 4AW  
Flat 3, The Forge, 501 Wilmslow Road, Manchester, M20 4AW  
Flat 4, The Forge, 501 Wilmslow Road, Manchester, M20 4AW  
Flat 5, The Forge, 501 Wilmslow Road, Manchester, M20 4AW  
Flat 6, The Forge, 501 Wilmslow Road, Manchester, M20 4AW  
Flat 7, The Forge, 501 Wilmslow Road, Manchester, M20 4AW  
Flat 8, The Forge, 501 Wilmslow Road, Manchester, M20 4AW  
Flat 9, The Forge, 501 Wilmslow Road, Manchester, M20 4AW

Flat 10, The Forge, 501 Wilmslow Road, Manchester, M20 4AW  
Flat 11, The Forge, 501 Wilmslow Road, Manchester, M20 4AW  
Flat 12, The Forge, 501 Wilmslow Road, Manchester, M20 4AW  
1, The Forge Mews, Wilmslow Road, Manchester, M20 4AW  
2, The Forge Mews, Wilmslow Road, Manchester, M20 4AW  
3, The Forge Mews, Wilmslow Road, Manchester, M20 4AW  
4, The Forge Mews, Wilmslow Road, Manchester, M20 4AW  
Flat 13, Parsonage Court, Marriott Street, Manchester, M20 4BL  
Flat 15, Parsonage Court, Marriott Street, Manchester, M20 4BL  
Flat 17, Parsonage Court, Marriott Street, Manchester, M20 4BL  
Flat 14, Parsonage Court, Marriott Street, Manchester, M20 4BL  
Flat 16, Parsonage Court, Marriott Street, Manchester, M20 4BL  
Flat 18, Parsonage Court, Marriott Street, Manchester, M20 4BL  
1 Marriott Street, Manchester, M20 4BN  
3 Marriott Street, Manchester, M20 4BN  
5 Marriott Street, Manchester, M20 4BN  
7 Marriott Street, Manchester, M20 4BN  
9 Marriott Street, Manchester, M20 4BN  
11 Marriott Street, Manchester, M20 4BN  
13 Marriott Street, Manchester, M20 4BN  
1 Tatton Grove, Manchester, M20 4BP  
3 Tatton Grove, Manchester, M20 4BP  
10 Tatton Grove, Manchester, M20 4BP  
1a, Cotton Lane, Manchester, M20 4GL  
Mancunian Community Health N H S Trust, Withington School Clinic, 535 Wilmslow Road, Manchester, M20 4BA  
Owen Baker Funeral Directors, 523 Wilmslow Road, Manchester, M20 4BA  
Flax & Co, 509 Wilmslow Road, Manchester, M20 4BA  
Greater Manchester Fire & Rescue Service, Fire Station, Wilmslow Road, Manchester, M20 4AW  
Cosgroves, 518 Wilmslow Road, Manchester, M20 4BT  
518a, Wilmslow Road, Manchester, M20 4BT  
Turnpike Inn, 520-522, Wilmslow Road, Manchester, M20 4BT  
Cutback 2, 524 Wilmslow Road, Manchester, M20 4BT  
Mega Deal Computers, 528 Wilmslow Road, Manchester, M20 4BT  
Red Lion Hotel, 530-532, Wilmslow Road, Manchester, M20 4BT  
The 328 Chinese Take Away, 536 Wilmslow Road, Manchester, M20 4BY  
Andrew John & Co Medicci, 538 Wilmslow Road, Manchester, M20 4BY  
Manchester Muslim Preparatory School, 551 Wilmslow Road, Manchester, M20 4BA  
Flat 9, 12-14, Palatine Road, Manchester, M20 3JA  
Flat 10, 12-14, Palatine Road, Manchester, M20 3JA  
528a, Wilmslow Road, Manchester, M20 4BT  
1 Holly Royde Close, Manchester, M20 3HR  
3 Holly Royde Close, Manchester, M20 3HR  
5 Holly Royde Close, Manchester, M20 3HR  
7 Holly Royde Close, Manchester, M20 3HR  
9 Holly Royde Close, Manchester, M20 3HR  
11 Holly Royde Close, Manchester, M20 3HR  
15 Holly Royde Close, Manchester, M20 3HR

17 Holly Royde Close, Manchester, M20 3HR  
19 Holly Royde Close, Manchester, M20 3HR  
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23 Holly Royde Close, Manchester, M20 3HR  
25 Holly Royde Close, Manchester, M20 3HR  
27 Holly Royde Close, Manchester, M20 3HR  
29 Holly Royde Close, Manchester, M20 3HR  
31 Holly Royde Close, Manchester, M20 3HR  
33 Holly Royde Close, Manchester, M20 3HR  
35 Holly Royde Close, Manchester, M20 3HR  
37 Holly Royde Close, Manchester, M20 3HR  
39 Holly Royde Close, Manchester, M20 3HR  
41 Holly Royde Close, Manchester, M20 3HR  
Foster Care Associates North West, 53 Palatine Road, Manchester, M20 3PP  
8 Holly Royde Close, Manchester, M20 3HR  
12 Holly Royde Close, Manchester, M20 3HR  
4 Holly Royde Close, Manchester, M20 3HR  
Flat, 540 Wilmslow Road, Manchester, M20 4BY  
Flat 9, 1 Palatine Road, Manchester, M20 3LH  
Flat 2, 559-561, Wilmslow Road, Manchester, M20 4GJ  
Flat 3, 559-561, Wilmslow Road, Manchester, M20 4GJ  
Flat 4, 559-561, Wilmslow Road, Manchester, M20 4GJ  
Flat 5, 559-561, Wilmslow Road, Manchester, M20 4GJ  
Flat 6, 559-561, Wilmslow Road, Manchester, M20 4GJ  
Flat 7, 559-561, Wilmslow Road, Manchester, M20 4GJ  
Flat 8, 559-561, Wilmslow Road, Manchester, M20 4GJ  
Flat 9, 559-561, Wilmslow Road, Manchester, M20 4GJ  
Flat 10, 559-561, Wilmslow Road, Manchester, M20 4GJ  
Flat 11, 559-561, Wilmslow Road, Manchester, M20 4GJ  
Flat 12, 559-561, Wilmslow Road, Manchester, M20 4GJ  
Flat 13, 559-561, Wilmslow Road, Manchester, M20 4GJ  
Flat 14, 559-561, Wilmslow Road, Manchester, M20 4GJ  
Flat 15, 559-561, Wilmslow Road, Manchester, M20 4GJ  
Flat 16, 559-561, Wilmslow Road, Manchester, M20 4GJ  
Flat 17, 559-561, Wilmslow Road, Manchester, M20 4GJ  
Flat 18, 559-561, Wilmslow Road, Manchester, M20 4GJ  
519a, Wilmslow Road, Manchester, M20 4BA  
Flat 9, 8-10, Candleford Road, Manchester, M20 3JH  
Flat 2, 8-10, Candleford Road, Manchester, M20 3JH  
Flat 3, 8-10, Candleford Road, Manchester, M20 3JH  
Flat 4, 8-10, Candleford Road, Manchester, M20 3JH  
Flat 5, 8-10, Candleford Road, Manchester, M20 3JH  
Flat 6, 8-10, Candleford Road, Manchester, M20 3JH  
Flat 7, 8-10, Candleford Road, Manchester, M20 3JH  
Flat 8, 8-10, Candleford Road, Manchester, M20 3JH  
Flat 10, 8-10, Candleford Road, Manchester, M20 3JH  
Flat 11, 8-10, Candleford Road, Manchester, M20 3JH  
Flat 12, 8-10, Candleford Road, Manchester, M20 3JH  
Flat 13, 8-10, Candleford Road, Manchester, M20 3JH

Flat 14, 8-10, Candleford Road, Manchester, M20 3JH  
Flat 15, 8-10, Candleford Road, Manchester, M20 3JH  
Apartment 1, 499 Wilmslow Road, Manchester, M20 4AW  
Apartment 2, 499 Wilmslow Road, Manchester, M20 4AW  
Apartment 3, 499 Wilmslow Road, Manchester, M20 4AW  
Apartment 4, 499 Wilmslow Road, Manchester, M20 4AW  
Apartment 5, 499 Wilmslow Road, Manchester, M20 4AW  
Apartment 6, 499 Wilmslow Road, Manchester, M20 4AW  
Apartment 7, 499 Wilmslow Road, Manchester, M20 4AW  
Apartment 8, 499 Wilmslow Road, Manchester, M20 4AW  
Apartment 9, 499 Wilmslow Road, Manchester, M20 4AW  
Apartment 10, 499 Wilmslow Road, Manchester, M20 4AW  
Apartment 11, 499 Wilmslow Road, Manchester, M20 4AW  
Apartment 12, 499 Wilmslow Road, Manchester, M20 4AW  
Flat 1-6, 567 Wilmslow Road, Manchester, M20 3QH  
20 Harcombe Road, Manchester, M20 4AT  
22 Harcombe Road, Manchester, M20 4AT  
24 Harcombe Road, Manchester, M20 4AT  
26 Harcombe Road, Manchester, M20 4AT  
28 Harcombe Road, Manchester, M20 4AT  
30 Harcombe Road, Manchester, M20 4AT  
32 Harcombe Road, Manchester, M20 4AT  
34 Harcombe Road, Manchester, M20 4AT  
1 Verity Close, Manchester, M20 4AU  
3 Verity Close, Manchester, M20 4AU  
5 Verity Close, Manchester, M20 4AU  
7 Verity Close, Manchester, M20 4AU  
9 Verity Close, Manchester, M20 4AU  
553 Wilmslow Road, Manchester, M20 4GJ  
1b, Cotton Lane, Manchester, M20 4GL

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

Chief Executive's Landscape Practice Group  
Engineering Services  
Environmental Health  
Ward Councillors  
Environment & Operations (Trees)  
Transport Policy Unit  
Greater Manchester Police  
Steve Hobson, Crime Reduction Officer  
, 2 Tenby Avenue, Manchester, M20 3DU  
, 6 Tenby Avenue, Manchester, M20 3DU  
, Flat 27, Albany Court, Redcar Avenue, Manchester, M20 3DY  
, Flat 2, Everett Court, Aldborough Close, Manchester, M20 3DT  
, 4 Palatine Avenue, Manchester, M20 3DP  
, 10 Palatine Avenue, Manchester, M20 3DP  
, 3 Everett Road, Manchester, M20 3DW  
, 2 Tatton View, Manchester, M20 4BU

37 Holly Royde Close, Manchester, M20 3HR  
Phillip Coleman, 37 Holly Royde Close, Manchester  
Mark Richmond, 11 Andrew Court, Aldborough Close, Manchester  
Alan Mcglone, 27, Albany Court, Redcar Avenue. Withington, manchester  
Amanda Jenkyn-Jones, 10 Palatine Avenue, Withington, Manchester  
Lisa O'Neill, 6 Tenby Avenue, Manchester  
T Marchant, 249 Manley Road, Manchester  
Stephen Michael Parle, 2 Willowbank Court, 570 Parrs Wood Rd, Manchester  
Stephen Michael Parle, 2 Willowbank Court, 570 Parrswood Road, Manchester, M20  
5QT

**Relevant Contact Officer :** Steven McCoombe  
**Telephone number :** 0161 234 4607  
**Email :** s.mccoombe@manchester.go