

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
086675/FO/2008/S1	20th Jun 2008	20th Nov 2008	Moss Side Ward

**Proposal** Erection of 2 x 4 and 5 storey building to form 24 dwellings with associated landscaping and basement car parking for 29 cars accessed from Great Western Street

**Location** Heald Grove/ Great Western Street, Rusholme, Manchester, M14 4AA,

**Applicant** South Valley Estates Ltd, MSV Building, Suite 5, Lower Chatham Street, M1 5SU

**Agent** Howard And Seddon, 64 Washway, Sale, Cheshire, M33 7RE

### Description

The application site which measures 0.15 hectares is an 'L' shaped plot of land situated on the corner of Heald Grove and Great Western Street, Moss Side and is currently occupied by a two-storey building previously in use a job centre which is now vacant, and a single storey brick enclosure which fronts onto Heald Grove. The site is demarked by a combination of 2 metre high metal fencing and a metre high wall topped with metal fencing of a similar overall height.

In terms of the site's immediate surroundings, the site lies adjacent to the west by a small area of land which gained planning permission in 2006 by the same applicant for the erection of 17 apartments 079363/FO/2006/S1). This scheme has at the time of writing yet be built out.

Immediately to the north, the site is bordered by a vacant industrial buildings for which it is proposed as part of planning application 085605/FO/2008/S1 to erect a part 3, part 4 and part 5 storey mixed use development, mainly comprising of 148 residential apartments. The Committee resolved to approve this application on 26<sup>th</sup> June 2008 subject to a legal agreement.

To the east of the application site there is a recently constructed four storey block of student accommodation which shares a boundary with the application site and to the south along Great Western Street, there are a number of two storey, terraced houses.

With regard to the wider area, the site lies on the edge of Rusholme District Centre which contains a vast array of different commercial uses, including a large proportion of food and drink uses and a number of more recent residential developments incorporating commercial uses which front onto nearby Wilmslow Road. Further to the west of the site, the area is predominantly residential consisting largely of two storey, terraced houses.

The proposed development relates to the erection of 24 residential units and 29 car parking spaces, including 4 disabled spaces. The development comprises of two blocks which range in height from between 4 and 5 storeys. The first residential block which fronts Heald Grove is part 4, part 5 storeys in height and contains 14 units in the form of 6 x 2 bedroom duplex units each with access to

a private garden and above these would be a further 6 x 2 bedroom maisonettes which would share a communal garden at the rear of the block. Additionally within this block is a 4 bedroom unit built over 3 floors and a two bedroom penthouse with its own private terrace.

The second residential block comprises a 4 storey terrace which would be built at right angles to Great Western Street and includes a 5 x 2 bedroom duplex units again with access to a private garden and a further 5 x 2 bedroom maisonettes on the second and third floors with access to the communal garden at the rear of the first block.

### **Consultations**

Local residents - No letters of objection have been received.

South Manchester Regeneration - The proposal has been amended to address the key concerns that has been raised in relation to the previously withdrawn planning application. The units are larger which should attract/cater for families, there is 100% parking provision and the private and communal amenity space is more in keeping with the surroundings.

GMPTTE - No comment to make on this occasion.

Engineering Services - There are no major objections to the development from a highways perspective. Consultation has been carried out with Highways Development Control and all recommendations have been incorporated into the proposal.

Greater Manchester Police (Architectural Liaison Unit) - A Crime Impact Statement (CIS) was prepared for the proposal prior to the application and subject to the details contained within the CIS, the application can be supported.

Environmental Health - No objection in principle to the proposal.

Ward Members – Councillor Cox expresses support for the development provided improvements to the surrounding environment can be secured.

### **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 H1.2 seeks to ensure that the housing stock contains a wide range of housing types to meet the needs of all people living in Manchester.

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 H2.7 - refers to new housing schemes and states that new housing development should be of a high standard of design and make a positive contribution towards improving the City's environment.

Policy E1.5 - states that the Council will contribute towards energy conservation by ensuring where practicable that new development is located where it can be easily served by public transport and encourage high standards of energy efficiency in new development.

Regional Spatial Strategy - In terms of regional policy, the Regional Spatial Strategy for the North West was adopted in September 2008. The Regional Spatial Strategy forms part of the statutory development plan for every Local Authority in the North West and provides a framework for development and investment over the next fifteen to twenty years.

The following policies are considered relevant:

Policy DP4 - Priority should be given to development in locations which builds upon existing concentrations of activities and existing infrastructure.

Policy DP5 - states that development should be located so as to reduce the need to travel, especially by car and to enable people as far as possible to meet their needs locally.

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

PPS3 'Housing' highlights that the majority of new housing should be located on brownfield land. The guidance also states that the planning system should deliver:

- High quality housing that is well designed and built to a high standard.
- A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas both urban and rural.
- A sufficient quantity of housing taking into account need and demand and seeking to improve choice.
- Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key service and infrastructure.

PPG13 'Transport' - strongly promotes public transport, walking and cycling as alternatives to the private car. By shaping the pattern of development and influencing the scale, density, design and mix of land uses, planning can help reduce the need to travel.

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 - The principle of the proposed scheme is considered acceptable in this location. The larger style of the accommodation will provide family accommodation if required for key workers and alike, in contrast to other neighbouring developments, which largely contain much smaller residential units. The proposed scheme lies between the traditional residential area of Moss Side and the more commercial nature of Rusholme District Centre. The quadrant that is formed by Wilmslow Road, Moss Lane East, Great Western Street and Heald Grove comprises an enclave of mixed uses, in a wider area which is predominantly characterised by high density, low rise residential properties. It is therefore considered that a more urban form of development is appropriate in this location.

In addition to the above, the proposed scheme brings back into effective use a redundant and unattractive site, which will help regenerate the area and improve its visual appearance. Indeed the more effective and efficient use of previously developed land for housing is a key theme that underpins Government guidance in the form of PPS3 'Housing'.

Scale and Massing – The part 4, part 5 storey blocks are considered to be appropriate in this locality and have been designed to reflect the forthcoming, neighbouring development. The development is appropriate in its context, particularly bearing in mind the existence of multi-storey apartment blocks to the north and east. Where the development adjoins terraced residential properties along Heald Grove, the development responds in height accordingly and includes the use of set backs to protect residential amenity.

Design – The proposed dwellings have been designed to provide for family accommodation if required. The exterior, scale and massing of the blocks has been designed to reflect the forthcoming, neighbouring development and other recent developments nearby.

Access - Vehicular access to basement car park is provided off Great Western Street and pedestrian access via a security gate is gained off Heald Grove. In terms of disabled access, the ground floor dwellings are fully disabled accessible. Lifts are provided to all floors with the remaining dwellings capable of adaptation.

Parking /Traffic – Although no parking standards are referred to in both local and national policy/guidance, it is generally accepted that in Manchester, high density residential schemes should provide one car parking space per unit. In

this case, the proposal includes 29 car parking spaces for 24 residential units. This includes the provision of 4 disabled car parking spaces. The level of car parking provision is therefore acceptable for the proposed development.

In anticipation of any concerns regarding possible on street car parking within the vicinity of the development, the developer has been asked to contribute financially towards a wider Parking study for the area and any solutions that arise from the study. This obligation is to be included within a S.106 legal agreement.

Landscaping/Amenity Space - 11 of the units are afforded a private garden with some of the upper floors benefiting from private terraced area. The remaining dwellings will share a communal garden at the rear of block 1 which provides 330 square metres of amenity area, equating to 25 square metres per dwelling. The communal garden area is only accessible from the controlled entrances to the complex. Outside of the realms of the development, Whitworth Park lies only a short walking distance to the north.

Sustainability - The proposed development is located within a highly sustainable location. The site is located just a short distance from Rusholme District Centre, the University of Manchester, St. Mary's hospital and Manchester Royal Infirmary. This enables easy access to a full range of services and other amenities, as well as being within a short distance of some of the largest employers in the city. If travel is required for greater distances, the proposal includes cycle storage in the basement and is just a few minutes walk to Oxford Road where a regular and comprehensive bus network operates.

Crime and Safety – The applicant consulted with Greater Manchester Police to provide a 'Crime Impact Statement' as part of the application. This enables measure to be incorporated within the scheme in order to be able to design out crime. It is suggested by the Police that if the measures detailed in the statement are successfully implemented, a secured by design accreditation can be achieved. A suitable condition requiring as such has been inserted.

Ecology - The application was accompanied by a bat and bird survey report which concluded that during the assessment of the buildings there was no evidence of any protected birds or bats having used the buildings and that there was low potential for them to do so.

Code for Sustainable Homes - A pre-construction, uncertified Code for Sustainable Homes Assessment has been submitted with the application. This states that the development is predicted to achieve a level 3 rating. A suitable condition has been inserted ensuring that a licensed assessor awards a post construction rating of level 3 or above should the application be approved

Travel Plan - A travel plan has been submitted as part of the planning application and is aimed as promoting sustainable forms of travel in association with the use of the scheme. Objectives of the plan include encouraging people to walk or cycle, to encourage the use of public transport and where it is necessary to use the car, to promote more efficient use.

Residential Amenity - In light of the site's former use and proximity to Rusholme District Centre it is unlikely that there would be any significant impact upon

residential amenity. The development is a residential use neighbouring a residential area and therefore an appropriate use for this area. The design of the buildings has taken into account the characteristics and context of recently approved schemes immediately adjacent to the application site and as well as the terraced properties opposite.

S.106 and Affordability - No affordable housing has been offered at this time due to the costs involved with the development and the current economic climate. The developers have provided a financial appraisal with the application which has been assessed by the Council's Corporate Property team. They have concluded that there is currently no scope within the budget to provide an affordable housing element. In response to this, the developers have agreed to make a contribution in lieu of the development for off site affordable housing once the development has reached a certain profit threshold.

Further provisions of the S.106 agreement include a restriction on 'for sale or' to let' sign boards and a financial contribution towards a parking study for the Rusholme area and the improvements to the public realm as suggested by Ward Members.

**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    MINDED TO APPROVE**

Minded to Approve subject to a legal agreement requiring a financial contribution towards a parking study for the area, public realm works and affordable housing provision once the scheme reaches a certain profit threshold that is to be negotiated with the City Council. Furthermore, the applicant will be precluded from erecting any boards advertising any property on the site as for sale or to let.

The proposed scheme is considered to be of an appropriate design in a sustainable location and would not have any significant, adverse impact upon the character of the area or upon the amenity of adjoining occupiers. As such, the proposal would accord with Policies H1.2, H2.2, H2.7 and E1.5 of the Unitary Development Plan.

### **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) 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: 100/A, 200/e, 201/B, 202/D, 203/C, 204/C, 205/B, 206/D, 200/L-01/E, 208/B, 207/C and 209/C, stamped as received on 14th May 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.

4) Before the development commences, studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:

a) Identify, before the development commences, the potential impact area in which television reception is likely to be adversely affected by the development. The study shall be carried out either by the Office of Communications (OFCOM), or by a body approved by OFCOM and shall include an assessment of when in the construction process an impact on television reception might occur.

b) Measure the existing television signal reception within the potential impact area identified in (a) above before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Independent Television Commission, and shall include an assessment of the survey results obtained.

(c) Assess the impact of the development on television signal reception within the potential impact area identified in above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning

authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (b) above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception, as advised in Planning Policy Guidance Note 8: Telecommunications.

5) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.

Reason -

To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

6) The wheels of contractor's 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.

7) No part of the development shall be occupied until a management plan for the management of the residential and commercial units has been submitted to and approved in writing by the City Council as local planning authority. This plan should remain in operation at all times.

Reason -

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

8) 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, materials and type of boundary treatment and gates to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced or before the building(s) is/are occupied or in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

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.

9) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good' or 'excellent' and at least three star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester.

10) 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.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

11) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment the Desk Study) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

The Desk Study shall be prepared by a suitably qualified person whose competence to carry out the Desk Study has been approved in writing by the City Council as local planning authority (an "Expert").

In the event of the Preliminary Risk Assessment Desk Study identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal Scheme) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal Scheme shall be carried out, by an Expert before development commences and the Expert shall prepare a report prepared outlining what

measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy, Site Investigation Report and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, an Expert has prepared a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy Site Investigation Report) which shall be submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy Site Investigation Report, which shall take precedence over any Remediation Strategy Site Investigation Report or earlier Revised Remediation Strategy Investigation Report.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to H2.2 of the Unitary Development Plan for the City of Manchester.

12) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing 200/L-01/E, stamped as received on 21st May 2008 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.

13) The development hereby approved shall be carried out in accordance with the travel plan within the SKM Transport Statement, stamped as received by the City Council as Local Planning Authority on 14th May 2008. For as 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 - In the interests of promoting sustainable forms of travel and reducing reliance on private cars, pursuant to Policy E1.1 of the Unitary Development Plan for the City of Manchester

14) Notwithstanding details already submitted, no development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of residential amenity and public health, pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

15) Before the development commences an acoustic attenuation scheme including particulars of the acoustic glazing and acoustically treated ventilation to be installed as part of the development shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in full before use of the residential premises first commences.

Reason - To protect the amenity of the occupants of the premises once the development hereby approved is occupied, pursuant to policy H2.2 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: 086675/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:**

Engineering Services  
Environmental Health  
Environment & Operations (Refuse & Sustainability)  
South Manchester Regeneration  
GMPTE  
Greater Manchester Police  
Steve Hobson, Crime Reduction Officer  
Great Western Street Residents Association  
Evangelist Celestial Church Of Christ, 1 Parkfield Street, Manchester, M14 4PN  
321 Great Western Street, Manchester, M14 4AN  
490 Moss Lane East, Manchester, M14 4PA  
106 Heald Grove, Manchester, M14 4AJ  
108 Heald Grove, Manchester, M14 4AJ  
110 Heald Grove, Manchester, M14 4AJ  
112 Heald Grove, Manchester, M14 4AJ  
114 Heald Grove, Manchester, M14 4AJ  
116 Heald Grove, Manchester, M14 4AJ  
118 Heald Grove, Manchester, M14 4AJ  
120 Heald Grove, Manchester, M14 4AJ

122 Heald Grove, Manchester, M14 4AJ  
124 Heald Grove, Manchester, M14 4AJ  
126 Heald Grove, Manchester, M14 4AJ  
128 Heald Grove, Manchester, M14 4AJ  
130 Heald Grove, Manchester, M14 4AJ  
132 Heald Grove, Manchester, M14 4AJ  
73 Heald Place, Manchester, M14 4AQ  
75 Heald Place, Manchester, M14 4AQ  
77 Heald Place, Manchester, M14 4AQ  
79 Heald Place, Manchester, M14 4AQ  
81 Heald Place, Manchester, M14 4AQ  
83 Heald Place, Manchester, M14 4AQ  
85 Heald Place, Manchester, M14 4AQ  
87 Heald Place, Manchester, M14 4AQ  
89 Heald Place, Manchester, M14 4AQ  
91 Heald Place, Manchester, M14 4AQ  
93 Heald Place, Manchester, M14 4AQ  
95 Heald Place, Manchester, M14 4AQ  
97 Heald Place, Manchester, M14 4AQ  
99 Heald Place, Manchester, M14 4AQ  
14 Heald Place, Manchester, M14 4EA  
16 Heald Place, Manchester, M14 4EA  
18 Heald Place, Manchester, M14 4EA  
20 Heald Place, Manchester, M14 4EA  
22 Heald Place, Manchester, M14 4EA  
24 Heald Place, Manchester, M14 4EA  
26 Heald Place, Manchester, M14 4EA  
10 Gateshead Close, Manchester, M14 4EB  
12 Gateshead Close, Manchester, M14 4EB  
14 Gateshead Close, Manchester, M14 4EB  
16 Gateshead Close, Manchester, M14 4EB  
18 Gateshead Close, Manchester, M14 4EB  
20 Gateshead Close, Manchester, M14 4EB  
6 Gateshead Close, Manchester, M14 4EB  
8 Gateshead Close, Manchester, M14 4EB  
1 Graythorp Walk, Manchester, M14 4HN  
11 Graythorp Walk, Manchester, M14 4HN  
13 Graythorp Walk, Manchester, M14 4HN  
15 Graythorp Walk, Manchester, M14 4HN  
17 Graythorp Walk, Manchester, M14 4HN  
19 Graythorp Walk, Manchester, M14 4HN  
2 Graythorp Walk, Manchester, M14 4HN  
3 Graythorp Walk, Manchester, M14 4HN  
4 Graythorp Walk, Manchester, M14 4HN  
5 Graythorp Walk, Manchester, M14 4HN  
6 Graythorp Walk, Manchester, M14 4HN  
7 Graythorp Walk, Manchester, M14 4HN  
8 Graythorp Walk, Manchester, M14 4HN  
9 Graythorp Walk, Manchester, M14 4HN  
18 Flamborough Walk, Manchester, M14 4HP  
20 Flamborough Walk, Manchester, M14 4HP  
22 Flamborough Walk, Manchester, M14 4HP  
24 Flamborough Walk, Manchester, M14 4HP

26 Flamborough Walk, Manchester, M14 4HP  
28 Flamborough Walk, Manchester, M14 4HP  
30 Flamborough Walk, Manchester, M14 4HP  
32 Flamborough Walk, Manchester, M14 4HP  
34 Flamborough Walk, Manchester, M14 4HP  
36 Flamborough Walk, Manchester, M14 4HP  
1 Whickham Close, Manchester, M14 4HW  
11 Whickham Close, Manchester, M14 4HW  
13 Whickham Close, Manchester, M14 4HW  
15 Whickham Close, Manchester, M14 4HW  
3 Whickham Close, Manchester, M14 4HW  
5 Whickham Close, Manchester, M14 4HW  
7 Whickham Close, Manchester, M14 4HW  
9 Whickham Close, Manchester, M14 4HW  
101 Heald Grove, Manchester, M14 4PB  
58 Heald Grove, Manchester, M14 4PE  
60 Heald Grove, Manchester, M14 4PE  
62 Heald Grove, Manchester, M14 4PE  
64 Heald Grove, Manchester, M14 4PE  
66 Heald Grove, Manchester, M14 4PE  
68 Heald Grove, Manchester, M14 4PE  
70 Heald Grove, Manchester, M14 4PE  
47 Heald Place, Manchester, M14 4PF  
49 Heald Place, Manchester, M14 4PF  
51 Heald Place, Manchester, M14 4PF  
53 Heald Place, Manchester, M14 4PF  
55 Heald Place, Manchester, M14 4PF  
57 Heald Place, Manchester, M14 4PF  
59 Heald Place, Manchester, M14 4PF  
333 Great Western Street, Manchester, M14 4AL  
323 Great Western Street, Manchester, M14 4AN  
325 Great Western Street, Manchester, M14 4AN  
327 Great Western Street, Manchester, M14 4AN  
329 Great Western Street, Manchester, M14 4AN  
331 Great Western Street, Manchester, M14 4AN  
386 Great Western Street, Manchester, M14 4HA  
388 Great Western Street, Manchester, M14 4HA  
390 Great Western Street, Manchester, M14 4HA  
392 Great Western Street, Manchester, M14 4HA  
400 Great Western Street, Manchester, M14 4HA  
466 Moss Lane East, Manchester, M14 4PJ  
472 Moss Lane East, Manchester, M14 4PJ  
468 Moss Lane East, Manchester, M14 4PJ  
470 Moss Lane East, Manchester, M14 4PJ  
1 Hebburn Walk, Manchester, M14 4EE  
3 Hebburn Walk, Manchester, M14 4EE  
5 Hebburn Walk, Manchester, M14 4EE  
7 Hebburn Walk, Manchester, M14 4EE  
9 Hebburn Walk, Manchester, M14 4EE  
11 Hebburn Walk, Manchester, M14 4EE  
13 Hebburn Walk, Manchester, M14 4EE  
1 Lumley Close, Manchester, M14 4EF  
3 Lumley Close, Manchester, M14 4EF

5 Lumley Close, Manchester, M14 4EF  
7 Lumley Close, Manchester, M14 4EF  
9 Lumley Close, Manchester, M14 4EF  
11 Lumley Close, Manchester, M14 4EF  
13 Lumley Close, Manchester, M14 4EF  
15 Lumley Close, Manchester, M14 4EF  
17 Lumley Close, Manchester, M14 4EF  
2 Flamborough Walk, Manchester, M14 4HD  
4 Flamborough Walk, Manchester, M14 4HD  
6 Flamborough Walk, Manchester, M14 4HD  
8 Flamborough Walk, Manchester, M14 4HD  
2 Seaham Walk, Manchester, M14 4HQ  
4 Seaham Walk, Manchester, M14 4HQ  
6 Seaham Walk, Manchester, M14 4HQ  
8 Seaham Walk, Manchester, M14 4HQ  
10 Seaham Walk, Manchester, M14 4HQ  
12 Seaham Walk, Manchester, M14 4HQ  
2 Felling Walk, Manchester, M14 4HR  
4 Felling Walk, Manchester, M14 4HR  
6 Felling Walk, Manchester, M14 4HR  
8 Felling Walk, Manchester, M14 4HR  
10 Flamborough Walk, Manchester, M14 4HU  
12 Flamborough Walk, Manchester, M14 4HU  
14 Flamborough Walk, Manchester, M14 4HU  
16 Flamborough Walk, Manchester, M14 4HU  
28 Heald Place, Manchester, M14 4HX  
30 Heald Place, Manchester, M14 4HX  
32 Heald Place, Manchester, M14 4HX  
34 Heald Place, Manchester, M14 4HX  
36 Heald Place, Manchester, M14 4HX  
410 Great Western Street, Manchester, M14 4HA  
412 Great Western Street, Manchester, M14 4HA  
414 Great Western Street, Manchester, M14 4HA  
416 Great Western Street, Manchester, M14 4HA  
418 Great Western Street, Manchester, M14 4HA  
420 Great Western Street, Manchester, M14 4HA  
422 Great Western Street, Manchester, M14 4HA  
103 Heald Grove, Manchester, M14 4PB  
105 Heald Grove, Manchester, M14 4PB  
107 Heald Grove, Manchester, M14 4PB  
109 Heald Grove, Manchester, M14 4PB  
111 Heald Grove, Manchester, M14 4PB  
113 Heald Grove, Manchester, M14 4PB  
115 Heald Grove, Manchester, M14 4PB  
117 Heald Grove, Manchester, M14 4PB  
119 Heald Grove, Manchester, M14 4PB  
121 Heald Grove, Manchester, M14 4PB  
123 Heald Grove, Manchester, M14 4PB  
125 Heald Grove, Manchester, M14 4PB  
127 Heald Grove, Manchester, M14 4PB  
129 Heald Grove, Manchester, M14 4PB  
131 Heald Grove, Manchester, M14 4PB  
133 Heald Grove, Manchester, M14 4PB

135 Heald Grove, Manchester, M14 4PB  
69 Heald Place, Manchester, M14 4AQ  
394 Great Western Street, Manchester, M14 4HA  
1 Heatherway, Manchester, M14 4EN  
3 Heatherway, Manchester, M14 4EN  
5 Heatherway, Manchester, M14 4EN  
65 Heald Place, Manchester, M14 4AQ  
67 Heald Place, Manchester, M14 4AQ  
71 Heald Place, Manchester, M14 4AQ  
Northern Examinations & Assessment Board Publications, Aldon House, 39  
Heald Grove, Manchester, M14 4NA  
2 Heald Place, Manchester, M14 4EA  
Flat 1, 6 Heald Grove, Manchester, M14 4PE  
Flat 2, 6 Heald Grove, Manchester, M14 4PE  
Flat 3, 6 Heald Grove, Manchester, M14 4PE  
Flat 4, 6 Heald Grove, Manchester, M14 4PE  
Flat 5, 6 Heald Grove, Manchester, M14 4PE  
Flat 6, 6 Heald Grove, Manchester, M14 4PE  
Flat 7, 6 Heald Grove, Manchester, M14 4PE  
Flat 8, 6 Heald Grove, Manchester, M14 4PE  
Flat 9, 6 Heald Grove, Manchester, M14 4PE  
Flat 10, 6 Heald Grove, Manchester, M14 4PE  
Flat 11, 6 Heald Grove, Manchester, M14 4PE  
Department Of Works & Pensions, 341 Great Western Street, Manchester,  
M14 4HB  
Whitworth Arms, 508 Moss Lane East, Manchester, M14 4PA  
Fine Foods, 46-48, Wilmslow Road, Manchester, M14 5TQ  
Rusholme Kebab House, 40 Wilmslow Road, Manchester, M14 5TQ  
Mughli Restaurant, 28-32, Wilmslow Road, Manchester, M14 5TQ  
Fresh Choice, 26 Wilmslow Road, Manchester, M14 5TQ  
Prime Pizza, 22 Wilmslow Road, Manchester, M14 5TQ  
Alankar House Of Saris, 20 Wilmslow Road, Manchester, M14 5TQ  
Gigis Restaurant, 14-18, Wilmslow Road, Manchester, M14 5TQ  
7 Oundle Close, Manchester, M14 5BL  
9 Oundle Close, Manchester, M14 5BL  
11 Oundle Close, Manchester, M14 5BL  
13 Oundle Close, Manchester, M14 5BL  
15 Oundle Close, Manchester, M14 5BL  
17 Oundle Close, Manchester, M14 5BL  
19 Oundle Close, Manchester, M14 5BL  
21 Oundle Close, Manchester, M14 5BL  
23 Oundle Close, Manchester, M14 5BL  
25 Oundle Close, Manchester, M14 5BL  
27 Oundle Close, Manchester, M14 5BL  
29 Oundle Close, Manchester, M14 5BL  
31 Oundle Close, Manchester, M14 5BL  
33 Oundle Close, Manchester, M14 5BL  
35 Oundle Close, Manchester, M14 5BL  
37 Oundle Close, Manchester, M14 5BL  
2 Oundle Close, Manchester, M14 5BL  
4 Oundle Close, Manchester, M14 5BL  
6 Oundle Close, Manchester, M14 5BL  
8 Oundle Close, Manchester, M14 5BL

10 Oundle Close, Manchester, M14 5BL  
12 Oundle Close, Manchester, M14 5BL  
14 Walmer Street, Manchester, M14 5DY  
16 Walmer Street, Manchester, M14 5DY  
18 Walmer Street, Manchester, M14 5DY  
20 Walmer Street, Manchester, M14 5DY  
22 Walmer Street, Manchester, M14 5DY  
24 Walmer Street, Manchester, M14 5DY  
The Shere Khan, 50-52, Wilmslow Road, Manchester, M14 5TQ  
Midway Meat Stores (manchester) Ltd, 42-44, Wilmslow Road, Manchester,  
M14 5TQ  
24 Wilmslow Road, Manchester, M14 5TQ  
Manchester City Council, Rusholme Childrens Centre, Great Western Street,  
Manchester, M14 4HA  
Mailboxes Etc, 6 Wilmslow Road, Manchester, M14 5TP  
Flat 1, 12 Wilmslow Road, Manchester, M14 5TP  
Flat 1, 12a, Wilmslow Road, Manchester, M14 5TP  
Flat 1, 14 Wilmslow Road, Manchester, M14 5TP  
Flat 1, 14a, Wilmslow Road, Manchester, M14 5TP  
Elf Service Station, Wilmslow Road, Manchester, M14 5TQ  
Flat 2, 345 Great Western Street, Manchester, M14 4AH  
Flat 3, 345 Great Western Street, Manchester, M14 4AH  
Flat 4, 345 Great Western Street, Manchester, M14 4AH  
Flat 5, 345 Great Western Street, Manchester, M14 4AH  
Flat 6, 345 Great Western Street, Manchester, M14 4AH  
Flat 7, 345 Great Western Street, Manchester, M14 4AH  
Flat 8, 345 Great Western Street, Manchester, M14 4AH  
Flat 2, 347 Great Western Street, Manchester, M14 4AH  
Flat 3, 347 Great Western Street, Manchester, M14 4AH  
Flat 4, 347 Great Western Street, Manchester, M14 4AH  
Flat 5, 347 Great Western Street, Manchester, M14 4AH  
Flat 6, 347 Great Western Street, Manchester, M14 4AH  
Flat 7, 347 Great Western Street, Manchester, M14 4AH  
Flat 8, 347 Great Western Street, Manchester, M14 4AH  
Flat 2, 349 Great Western Street, Manchester, M14 4AH  
Flat 3, 349 Great Western Street, Manchester, M14 4AH  
Flat 4, 349 Great Western Street, Manchester, M14 4AH  
Flat 5, 349 Great Western Street, Manchester, M14 4AH  
Flat 6, 349 Great Western Street, Manchester, M14 4AH  
Flat 7, 349 Great Western Street, Manchester, M14 4AH  
Flat 8, 349 Great Western Street, Manchester, M14 4AH  
Flat 2, 351 Great Western Street, Manchester, M14 4AH  
Flat 3, 351 Great Western Street, Manchester, M14 4AH  
Flat 4, 351 Great Western Street, Manchester, M14 4AH  
Flat 5, 351 Great Western Street, Manchester, M14 4AH  
Flat 6, 351 Great Western Street, Manchester, M14 4AH  
Flat 7, 351 Great Western Street, Manchester, M14 4AH  
Flat 8, 351 Great Western Street, Manchester, M14 4AH  
Flat 2, 353 Great Western Street, Manchester, M14 4AH  
Flat 3, 353 Great Western Street, Manchester, M14 4AH  
Flat 4, 353 Great Western Street, Manchester, M14 4AH  
Flat 5, 353 Great Western Street, Manchester, M14 4AH  
Flat 6, 353 Great Western Street, Manchester, M14 4AH

Flat 7, 353 Great Western Street, Manchester, M14 4AH  
Flat 8, 353 Great Western Street, Manchester, M14 4AH  
Flat 2, 355 Great Western Street, Manchester, M14 4AH  
Flat 3, 355 Great Western Street, Manchester, M14 4AH  
Flat 4, 355 Great Western Street, Manchester, M14 4AH  
Flat 5, 355 Great Western Street, Manchester, M14 4AH  
Flat 6, 355 Great Western Street, Manchester, M14 4AH  
Flat 7, 355 Great Western Street, Manchester, M14 4AH  
Flat 8, 355 Great Western Street, Manchester, M14 4AH  
Flat 2, 357 Great Western Street, Manchester, M14 4AH  
Flat 3, 357 Great Western Street, Manchester, M14 4AH  
Flat 4, 357 Great Western Street, Manchester, M14 4AH  
Flat 5, 357 Great Western Street, Manchester, M14 4AH  
Flat 6, 357 Great Western Street, Manchester, M14 4AH  
Flat 7, 357 Great Western Street, Manchester, M14 4AH  
Flat 8, 357 Great Western Street, Manchester, M14 4AH  
Flat 1, 345 Great Western Street, Manchester, M14 4AH  
Flat 1, 347 Great Western Street, Manchester, M14 4AH  
Flat 1, 349 Great Western Street, Manchester, M14 4AH  
Flat 1, 351 Great Western Street, Manchester, M14 4AH  
Flat 1, 353 Great Western Street, Manchester, M14 4AH  
Flat 1, 355 Great Western Street, Manchester, M14 4AH  
Flat 1, 357 Great Western Street, Manchester, M14 4AH  
M S V South, 357a, Great Western Street, Manchester, M14 4AH  
Flat 2, 12 Wilmslow Road, Manchester, M14 5TP  
Flat 3, 12 Wilmslow Road, Manchester, M14 5TP  
Flat 4, 12 Wilmslow Road, Manchester, M14 5TP  
Flat 5, 12 Wilmslow Road, Manchester, M14 5TP  
Flat 6, 12 Wilmslow Road, Manchester, M14 5TP  
Flat 2, 12a, Wilmslow Road, Manchester, M14 5TP  
Flat 3, 12a, Wilmslow Road, Manchester, M14 5TP  
Flat 4, 12a, Wilmslow Road, Manchester, M14 5TP  
Flat 5, 12a, Wilmslow Road, Manchester, M14 5TP  
Flat 6, 12a, Wilmslow Road, Manchester, M14 5TP  
Flat 2, 14 Wilmslow Road, Manchester, M14 5TP  
Flat 3, 14 Wilmslow Road, Manchester, M14 5TP  
Flat 4, 14 Wilmslow Road, Manchester, M14 5TP  
Flat 5, 14 Wilmslow Road, Manchester, M14 5TP  
Flat 6, 14 Wilmslow Road, Manchester, M14 5TP  
Flat 7, 14 Wilmslow Road, Manchester, M14 5TP  
Flat 8, 14 Wilmslow Road, Manchester, M14 5TP  
Flat 2, 14a, Wilmslow Road, Manchester, M14 5TP  
Flat 3, 14a, Wilmslow Road, Manchester, M14 5TP  
Flat 4, 14a, Wilmslow Road, Manchester, M14 5TP  
Flat 5, 14a, Wilmslow Road, Manchester, M14 5TP  
Flat 6, 14a, Wilmslow Road, Manchester, M14 5TP  
Flat 7, 14a, Wilmslow Road, Manchester, M14 5TP  
Flat 8, 14a, Wilmslow Road, Manchester, M14 5TP  
Worldwide Foods Rusholme Ltd, 401 Great Western Street, Manchester, M14 4AH  
King Cobra, 34-36, Wilmslow Road, Manchester, M14 5TQ  
Zap Computers Distributors Ltd, 8a, Wilmslow Road, Manchester, M14 5TP  
Vernons Jerk Paradise, 2 Wilmslow Road, Manchester, M14 5TP

Sandhill Solicitors, 34-36, Wilmslow Road, Manchester, M14 5TQ  
Flat, 357a, Great Western Street, Manchester, M14 4AH

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

Engineering Services  
Environmental Health  
Ward Councillors  
South Manchester Regeneration  
GMPTE  
Greater Manchester Police

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