

List No. 8

Didsbury East Ward	Application Number 079432/FU/2006/S2	Date of Appln 30th May 2006	Committee Date 15th Feb 2007
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Proposal Change of use of part of existing bingo club to casino use, comprising 846 sq metres of gambling area ancillary accommodation operating from 2pm to 6am Monday to Friday, 2pm to 4am Saturday and 4pm to 6am Sunday

Location Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG,

Applicant Buckingham Bingo Ltd Parrswood Entertainment Centre, Kingsway, Manchester, M20 5PG,

Agent Alliance Environment And Planning Halifax House, 14/15 Frederick Road, Edgbaston, Birmingham, B15 1JD

Description

This application relates to the first floor of the Buckingham Bingo Club, which is situated within the southern section of the Parrs Wood Entertainments Centre, i.e. a building comprising various leisure and food and drink uses with associated car parking originally granted planning permission 052864/FO/SOUTH1/97 on 20 April 1998. The above planning permission (052864) also facilitated the development of Parrs Wood School and assembly / sports buildings.

The Entertainment Centre itself bound by Parrs Wood Lane to the north and Kingsway and Wilmslow Road to the west. Car parking is situated to the south of the site with Parrs Wood High School situated to the east. Residential uses are situated on the western side of Wilmslow Road and Kingsway. Residential uses are also situated on Kingsway close to its junction with Wilmslow Road; The Gateway Public House is also situated at this junction. Further residential uses are located beyond the eastern boundary of the school at Green Pastures.

The applicant proposes to sub-divide the existing bingo Club, which is located at first floor level. A 1659 sq. metres (5443 sq.ft) bingo Club would be formed together with a separate Casino with a total floorspace of 846 sq. metres (2776 sq ft) of which 351 sq metres (1152 sq.ft) would represent the approximate gambling area. The formation of the casino would reduce the seating capacity of the bingo Club from 1179 (including 132 bar seats) to 844. The Casino gambling area will include roulette and card tables together with automated gaming machines.

The applicant proposes to form separate entrances to the Bingo Club and the Casino. The existing entrance, adjacent to the main entrance, would provide access to the Bingo Club with the Casino entrance being located on the western elevation, i.e. at the opposite end of the building. The ground floor entrance to the Casino would be staffed at all times with the doors electronically controlled by the reception staff. CCTV cameras will also control the Casino entrance. Access to the first floor Casino reception area would be by lift or staircase with further electronic doors restricting access to the gaming area. These doors

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would also be staffed. There would be no direct access between the Bingo Club and the Casino.

The applicant has indicated that the proposal will utilise the existing car park and vehicular and pedestrian access from Kingsway. The applicant has identified 774 spaces within the main car park and 114 spaces within the car park adjacent to the Bell House Public House and Travelodge.

The Gambling Act 2005 identifies 3 types of casinos are identified, i.e. small, large and regional. Within this context the proposed casino would be considered to be small

Consultations

Local Residents - 102 letters of objection have been received and are summarised below:

i. The proposal would result in level gambling to a family entertainment centre in a suburban and predominantly residential area. The activities associated with a Casino are considered to be inappropriate in this location and that such a use should be located within the City Centre;

ii. Locating a Casino within such close proximity of a school is considered to be inappropriate, particularly as the premises may attract older teenagers and the premises would operate during the school day;

iii. There is a generally concern that the proposal will result in the greater incidence of gambling problems and addiction;

iv. The proposal would undermine the residential character of the area;

v. At the busiest times the existing car parking provision is inadequate resulting in the displacement of customer car parking into nearby residential streets to the detriment of highway and pedestrian safety and residential amenity;

vi. The proposal would generate additional traffic congestion in nearby streets and particularly at the Kingsway junction. By increasing vehicular activity in the roads surrounding the site in the early hours of the morning, residents will be faced with an almost constant stream of vehicles throughout the day and night;

vii. The proposed hours of operation are considered to be excessive potentially resulting in the activity around the Entertainment Centre on a 24 hour basis. It is considered that this level of activity would cause undue noise disturbance particularly in the late evening and early hours of the morning. Noise is attributed to customers entering and leaving the site on foot and by car and the associated disturbance cause by the revving of car engines, slamming of doors etc.

viii. The proposal will attract criminal elements into the area. The area currently experiences problems associated with the congregation of youths around the Entertainment Centre. These difficulties would be exacerbated by the introduction of a Casino as it would attract addition crime, drug dealing, anti-social behaviour, muggings and vandalism throughout the local area;

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- ix. The proposal will generate additional litter;
- x. The proposal will create an unwelcome precedent resulting in the introduction of similar use within the Entertainment Centre.

Councillor Parkinson - Concerns have been expressed regarding:

- i. The proposed hours of operation of the proposed Casino;
- ii. The nature of gambling to be undertaken;
- iii. The suitability of locating a casino would in a suburb close to residential properties and close by one of our largest secondary schools, especially in view of the opening hours proposed;
- iv. The impact of the additional demand for car parking. The existing parking is insufficient to cope with the demand at the busiest times. In early evening this leads to large queues waiting to exit and exacerbates the already serious traffic congestion at adjacent junctions. Also, residents in nearby residential streets complain of cars parked in the street outside their homes at busy times by users of the centre. The proposed change of use is likely to increase this problem.

Councillor Fisher - Objects to the proposals on the following grounds:

- i. Location - The Parrswood Entertainment Centre is located on the same site as a large high school and 6th form centre. Whilst the current bingo club is not particularly attractive to the large numbers of 18 year olds at the school it is considered that a casino will be. High number of students may be able to access the casino particularly as it will be open at the end of the school day;
- ii. The Parrswood Entertainment Centre is a family venue in the middle of a residential area and attracts large numbers of families and older teenagers, not the clientele attracted to a casino. A City Centre location would be more appropriate amidst other forms of late night entertainments;
- iii. Neighbour nuisance - Currently the entertainment centre creates considerable disturbance to neighbouring residents with high volumes of traffic most evenings until about midnight. This new proposal would mean neighbouring residents would have to put up with traffic and noise right through the night.

Didsbury Civic Society - Object to the proposal on the following grounds:

- i. The siting of a mid-sized casino is without precedent in Greater Manchester (as far as the Society is aware). It is part of a complex that is family orientated and therefore would be inappropriate in these surroundings. As part of a bingo club would necessarily want to create a cross-over of customers from the bingo establishment and thus encourage people to move from soft to hard gambling;
- ii. During the proposed opening hours more traffic problems would be created on an already congested car park leading to off site parking around residents' houses especially on Wilmslow Road. This would be particularly hazardous during cross-over times, i.e. when the cinema etc is emptying and the casino players are entering;

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iii. Closing times would mean that local residents would be woken in the early hours of the morning by car and taxi engines, car doors slamming vehicles existing onto Wilmslow Road.

Parrs Wood Court Residents/Tenants Association - Object to the proposals on the following grounds:

i. It is considered that the existing local infrastructure has been placed under strained as a result of the extensive level of development undertaken within the vicinity of the application site. Particular concern is expressed regarding the current levels of noise and traffic congestion in the locality. The proposal will exacerbate current difficulties;

ii. Concern is expressed regarding the early operation of the premises up to 4 am and 6 am and the potential for criminal activity and vandalism to be undertaken around the application site, as well as the neighbouring residential areas;

iii. The potential 24-hour operation of the Entertainment Centre site is considered to be unacceptable within such close proximity to residential uses.

Kingsway Triangle Residential Association - Object to the proposals on the following grounds:

i. A casino use is inappropriate in a residential suburb;

ii. The existing Entertainment Centre is a family -orientated use contrasting sharply with the "fringe criminal element associated with casino gambling";

iii. The Entertainment Centre presently closes at around midnight. The proposed development would result in a 24-hour use of the centre creating addition traffic and noise to the detriment of residential amenity. Particular concern is expressed regarding the potential for the displacement of cars onto nearby streets;

iv. It is inappropriate for a casino to be open when school children are arriving and leaving the area. In particular, 6th Formers may be "tempted into the casino" resulting in problem gambling, A casino is considered to be more attractive to young people than bingo.

Chair of Governors (Parrs Wood High School) - Object to the proposals on the following grounds:

i. Proximity to the School - Parrs Wood High School is the largest high school in Manchester and includes a 6th Form College of approximately 300, 16 to 19 year olds. Buckingham Bingo Hall shares a site with the high school and there is concern that that the proposed Casino will change the character of the Centre from predominantly family orientated entertainment to adult entertainment which will be attractive to older students, many of whom will be legally old enough to gamble;

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ii. Car parking - There is already pressure on the current car park both for the Centre and the School. The School has an informal agreement with the cinema whereby when the school is closed, patrons of the cinema can use the school car park thereby alleviating the problem. The Casino will generate an additional need for access to the already over used car park;

iii. Opening Hours - The Centre is usually empty by midnight and approval of the proposal will mean that the Centre will be open on an almost 24 hour basis. This will necessitate additional security measures to protect the school. Parents are concerned about the safety of their children coming to and going home from the school.

City Solicitor - Comments to be reported.

Licensing Unit - Confirmation has been received that the applicant applied for a premises licence (conversion only) with the following hours:

- i. General opening hours - Unrestricted
- ii. Supply of alcohol - 11.00 am to 11.00 pm;
- iii. Supply of alcohol - 11.00 am to 11.30 Monday to Saturday and 12.00 (midday) to 11.30 pm Sunday;
- iv. Regulated Entertainment (Recorded Music) - 24 hours Monday to Sunday;
- v. Late Night Refreshment - 11.00 pm to 11.30 pm.

No subsequent application has been received to vary the above hours has been received.

Head of Environmental Health - Any approval should be conditioned to secure schemes relating to:

- i. The storage and collection of refuse and recyclable material;
- ii. Noise insulation of the building and any externally mounted equipment. External plant, equipment and servicing shall be acoustically treated to achieve a noise level of 5dB below the existing background (LA90) in each octave band at the nearest noise sensitive location.

In response to a request for additional information from the applicant relating to the late night operation of the Casino, the applicant submitted a noise assessment report. The Head of Environmental Health has confirmed the acceptability of the above report and a condition is recommended to ensure that the development is undertaken in accordance with the above scheme.

G M Police Architectural Liaison Unit - No comments, but recommends that the proposals be referred to the Crime Reduction Officer for consideration.

G M Police Crime Reduction Officer - Comments to be reported.

Greater Manchester Passenger Transport Executive (GMPTE) - No comments.

Stockport MBC - No comments received

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Issues

Unitary Development Plan (UDP) - The following Part 1 policies are relevant:

- i. H2.2 - States that the Council will not allow development, which will have an unacceptable impact on residential areas. The matters that the Council will consider, amongst other things, the scale and appearance of the development, traffic generation and road safety;
- ii. T2.4 - States that, outside the City Centre, the City Council will expect developments to make adequate provision for their car parking requirements. In considering development proposals The City Council will have regard to the environmental capacity of the site both in terms of the physical appearance of the car parking and its effect on neighbouring activities and also the ability of the local road network to accommodate the traffic generated by the proposed development.
- iii. T2.6 - States that the City Council will expect adequate car parking provision to be made for disabled people so that they can get easy access both to existing and new facilities in the City.

Part 2 policy DB9 is also relevant and states that the City Council will improve the safety of pedestrians and cyclists at the major junctions of Parrs Wood Lane and Kingsway.

Guide to Development in Manchester 2: Draft Supplementary Planning Document - The Guide aims to support and enhance the on going shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development we all want to see in Manchester.

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

- i. DP1: Economy in the use of land buildings, including the effective use of existing buildings and infrastructure within urban areas, particularly those which are accessible by way of public transport, walking or cycling;
- ii. DP2: Enhancing the Quality of Life - Ensuring development provides a high quality of life for this and future generations;
- iii. DP3: Quality in New Development - Ensuring that new development demonstrates good design and respect for its setting;
- iv. DP4: Promoting sustainable economic growth and competitiveness and social inclusion

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

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- i. DP1 - Defines regional development principles and requires that Local Planning Authorities:
 - a. Make more sustainable, transparent decisions;
 - b. Make better use of land and ensure quality in development, ensuring the promotion of an appropriate mix of uses within a site or its wider neighbourhood, reduce the need to travel and assist people to meet their needs locally.
- ii. RT6 - Defines maximum regional parking standards for development, which are intended to be restrictive in those areas with the highest levels of public transport accessibility.

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

Planning Policy Guidance Note 13: Transport (PPG13) - Identifies land use planning as having a key role in delivering the Government's integrated transport strategy, i.e. securing integration between planning and transport. By shaping the pattern of development and influencing the location, amongst other things, planning can help to reduce: the need travel and the length of journeys; make it safer and easier for people to access jobs, leisure facilities and services by public transport, walking and cycling.

Principle of the development - Changes to the Use Classes Order (April 2006) excluded casino uses from Class D2, i.e. the previously authorised use of the application premises. As Casinos have been reclassified as "sui generis", thereby necessitating this current application. The Government maintain that changes to the Use Classes Order were required in order to: account for the distinctiveness and scale of casinos; counter proliferation; capture of regeneration benefits and enable the management of adverse impacts.

Government guidance indicates that issues such as the fear of crime or nuisance arising from a proposed development may be a material consideration. However, the assumed moral character of the users of a particular building will not generally be a material planning consideration.

It should be noted that the Gambling Act 2005 states that the licensing authority shall not have regard to whether or not a proposal by the applicant is likely to be permitted in accordance with the law relating to planning or building. However, a decision by a licensing authority shall not constrain any later decision by the authority under the law relating to planning or building.

The proposed development thereby needs to be considered in terms of the new circumstance that it introduces in relation to: the operation of the Entertainment Centre as a whole; its impact on residential amenity; potential for noise and disturbance and the generation of traffic and its impact on the local highway and car parking capacity.

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Licensing - The existing licensing arrangements relating to the development have been previously outlined. The applicant has indicated that the pursuit of a Gambling licence cannot be pursued further without planning permission. However, the applicant has confirmed that Buckingham Bingo has applied for a Casino licence, relating to the Parris Wood site, under the 1968 Gaming Act and that the related licence hearing will be heard by Manchester Magistrates between 12 November and 16 November 2007 inclusive. Furthermore, Buckingham Bingo already has a Certificate of Consent granted by the Gambling Commission confirming the suitability of the company to operate casinos and the suitability of the use of the existing premises as a casino.

The applicant has also provided the following additional in respect of the licensing requirements relating to the proposed Casino use:

- i. In terms of the licensing procedures the Local Authority are the licensing authority in consultation with the Gambling Commission, the Police and the Fire Authority;
- ii. Prior to being able to apply to the Licensing Authority, the Gambling Commission must issue a Certificate of Consent, which is only issued following the detailed and onerous review of the applicant company and their staff;
- iii. Once a Casino licence is granted, weekly to bi-weekly inspections are undertaken by the Gambling Inspectorate;
- iv. The Casino licence is fully reviewed every 3 years.

Hours of Operation - The existing Bingo Club operates between 10 am and 11 pm Monday to Saturday and between 12 pm and 11 pm on a Sunday. The proposed Casino therefore introduces the potential for noise and activity beyond that currently experienced by neighbouring residents. This would likely to be potentially most noticeable after 12 midnight when it would be reasonable to assume both customers and staff had departed the premises.

The applicant maintains that the proposed hours of operation, i.e. 2 pm to 6 am Monday to Friday, 2 pm to 4 am Saturday and 4 pm to 6 am Sunday, are: reasonable; accord with those permitted by the gaming Regulations and are typical of other casinos operating in the Manchester area. However, the applicant is mindful of the concerns of local residents regarding the operation of the Casino during school hours and, whilst the applicant still wishes to pursue the application on the basis of the proposed hours, an offer has been made to open the proposed Casino from 4 pm on weekdays. The applicant maintains, however, that this offer is only made on the understanding that the hours of operation are reviewed after an agreed period.

Noise - The impact of the noise emanating from the site has been considered with regard to its relationship to neighbouring residential uses. The nearest houses are situated approximately 100 metres (328 ft) from application on Kingsway and Wilmslow Road. The nearest residential property on Green Pastures are situated 260 metres (853 ft) from the east of the site.

The noise generated by the proposal has also been considered in relation to the potential level of activity generated by the overall of activity produced by the

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existing uses throughout the Entertainment Centre. The applicant maintains that even in its reduced form the Bingo Club would still be operating within its new capacity as the average attendance is in the region of 275 per bingo session. Consequentially consideration also needs to be given to the impact of the combined operation of the Bingo Club and the Casino and the additional activity attributable to the Casino when it continues to operate beyond the existing authorised hours.

It is understood that there is currently a degree of activity around the Entertainment Centre site after midnight. The proposal would not, therefore, introduce an entirely new circumstance to the local area. It is considered that the impact of the Casino operation would potentially at its most significant, in terms of noise related disturbance, after 12 midnight, i.e. , when activity around the Bingo Club has ceased. The applicant has undertaken a noise assessment report, which estimates the degree of new activity associated with the Casino. The applicant maintains that:

- i. The number of people arriving at and departing from the Casino, on each day, would steadily decrease after 12 midnight;
- ii. The most significant activity after 12 midnight would occur on Fridays (18 arrivals, 30 departures) and Saturdays (22 arrivals, 30 departures), i.e. between 12 midnight and 1.00 am.

The submitted noise assessment report assumes that "potential noise impacts" will result from customers leaving the premises and walking to cars or the bus stops at the front of the Entertainment Centre. Noise has also been attributed to vehicles as they manoeuvre around the car and exit the site from Wilmslow Road.

The noise report indicates that, on the basis of established background noise levels, there would be no increase in the prevailing noise level and no adverse impact is anticipated. On Sunday night / Monday morning the measured noise levels at the properties on Wilmslow Road are slightly lower than those identified during the equivalent periods on Friday and Saturday. The magnitude of the increase in noise levels within this vicinity is considered to be barely perceptible.

The Head of Environmental Health has confirmed the acceptability of the contents of the submitted report. A condition is recommended to ensure that the development is undertaken in accordance with the above scheme. A condition is also recommended to ensure that any external mounted equipment relating to the proposal is satisfactorily insulated against noise and operated in accordance to a scheme approved by the local planning authority. A further condition is recommended to prevent the installation and operation of externally mounted acoustic equipment, i.e. for the transmission of amplified sound and music, to the application premises.

Operational Arrangements - In accordance with gambling legislation the Bingo Club would be physically separated by from the proposed Casino through the formation of internal walls. The Casino would be operated and staffed independently. Membership would be required to gain access to the Casino. The applicant maintains that the "robust" electronic access arrangements, supplemented by dedicated staff at the Casino entrances, would prevent

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unauthorised access to the premises. The operational arrangements relating to the Bingo Club will continue as existing.

The applicant maintains an awareness of the social responsibilities related to gambling. The applicant maintains that the measures that would be put in place to control and restrict access to the premises would be sufficient to ensure its appropriate management, including restricting access to individuals below the age of 18 years. The applicant has confirmed that the existing Bingo Club has not resulted in any gaming infringements involving the Gambling Commission, including gaming by people under the age of 18.

The applicant has confirmed in writing that although the legal age of entry into a Casino is 18, access to the proposed Casino is to be restricted to a minimum age of 21 years. This is proposed to address concerns regarding the premises being accessed by older students from Parrs Wood 6th Form College. Photographic identification will be required to gain access to the Casino.

Car Parking - In response to a request from the Head of Engineering Services, the applicant provided a Transport Assessment, which states that the proposed Casino will utilise the existing car parking within the existing car parking area. An assessment of car movements demonstrates that Casino traffic would arrive at the Centre during the peak hour, i.e. 9 pm to 10 pm, as traffic to the Bingo Club departs. The applicant therefore maintains that the proposal will not materially affect the demand for car parking within the Entertainment Centre.

The site is well served by public transport, both bus and rail, and are easily accessible to both pedestrians and cyclists. It is therefore considered that the site can be accessed using sustainable forms of public transport and will reduce reliance on private car usage.

This assessment of car parking has been accepted by the Head of Engineering Services and it is considered that any increase in the overall provision of car parking would not be sustainable since it would encourage private car usage.

Highway Capacity - The applicant's Transport Assessment estimates that a slight increase in traffic during the Friday and Saturday peak hours with a fall in traffic during the identical Sunday peak hour. Traffic on the wider highway network during the late evening / early morning periods, generated by the development, is not considered to have any material impact on the surrounding highway network. Furthermore The Casino generated traffic during the normal morning and evening peak periods are at allow level and would not have a significant impact on any local junction.

This assessment has also been accepted by the Head of Engineering Services and it is therefore considered that the existing highway network and site access and egress arrangements have the capacity to deal with the impact of the proposed development.

Crime and disorder - Notwithstanding the comments of the GM Police Crime Prevention Officer it must be emphasised that the many of the potential issues faced by the existing Bingo Club are replicated in respect of the proposed Casino. It must be re-iterated, the assumed moral character of the users of a particular building will not generally be a material planning consideration.

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The applicant has indicated that the Gambling Commission undertake strict tests and investigations into the financial suitability of companies and individual employees. The Casino will be bound by the current money laundering legislation and will work closely with the Gambling Commission and the Police. Every major transaction will be recorded and highlighted to the Gambling Commission.

Disabled Access - The proposal would utilise the existing access arrangements and facilities, which include lifts and accessible WCs, which are considered to be acceptable. It is considered that satisfactory circulation space has been provided within the Casino area.

Employment Generation - The reduction in the size of the Bingo Club will result in loss of around 10 jobs. However, within the applicant revised supporting statement of November 2006, it is anticipated that the Casino will employ up to 80 staff working on a 3-shift system, with no more than 25 staff on duty at the busiest times. The applicant proposes to offer re-training opportunities for existing staff that wish to work in the Casino.

Elevational alterations - The applicant have not included details of any elevational alterations associated with the Casino use. Such alterations will need to be the subject of a subsequent planning application and/or advertisement consent application, if permission is granted for the proposed change of use.

However, the applicant has confirmed that in order to further allay residents concerns an "understated" entrance with discrete signage would be considered.

Conclusion

In considering the proposed development a distinction has been made between issues to be addressed through separate planning and licensing legislation. A distinction has also been made between issues of morality and material planning considerations.

To this end, consideration of this application has been related to material concerns of: the impact of the development on residential amenity; its potential for additional noise emission; and the effect of traffic generation, including capability of the existing car parking and vehicular access arrangements to accommodate the development and its impact on the local highways network.

The submitted analytical models satisfactorily address the above issues and demonstrate that the potential impact on the local area will not be significant. The Head of Planning's recommendation is made on that basis.

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

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Development Plan, the Head of Planning has concluded that some rights conferred by these Articles on the applicant(s)/objectors/residents and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. He believes that any restriction on these rights posed by approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation MINDED TO APPROVE

subject to a legal agreement in relation to a minimum entry age to the Casino of 21 years and the provision of a scheme relating to the provision and operation of security measures to control entrances to the Casino and on the basis that the proposal is in accord with the City Council's Unitary Development Plan in particular policies H2.2; T2.4; T2.6 and with other material considerations of material weight in particular RPG policies: DP1; DP2; DP3: DP4, RSS policy DP1, PPS1 and PPG13.

Conditions and/or Reasons

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

Reason -

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

2) The development hereby approved shall be carried out in accordance with the drawings numbered 885/002C (OPTION 1), stamped as received by the Local Planning Authority on 12th May 2006, unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the development is carried out in accordance with the approved plans.

3) Before the development hereby approved commences, 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.

4) The premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as Local Planning Authority:-

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Saturday 2.00 pm to 4.00 am

Sunday and Bank Holidays 10:00am to 4:00pm.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the adopted UDP.

5) No deliveries, servicing or loading and unloading of vehicles shall take place at the premises outside the hours of 11.00a.m. and 5.00p.m. Monday to Sunday.

Reason

In the interests of residential amenity pursuant to policies H2.2 and DC26 of the Unitary Development Plan for the City of Manchester.

6) No equipment relating to the transmission of amplified sound or music shall be installed or operated outside the building, to which this planning permission relates, at any time unless specifically approved in writing unless otherwise agreed in writing by the City Council as local planning authority.

Reason

In the interests of residential amenity pursuant to policies H2.2 and DC26 of the Unitary Development Plan for the City of Manchester.

7) The development hereby approved does not confer planning permission for any external alterations to the application premises or consent for the display of associated advertisement signage, the details of which should be submitted as separate applications for approval in writing by the City Council as local planning authority.

Reason

In order to secure a satisfactory development and in the interests of residential amenity pursuant to policies H2.2 and DC26 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: 079432/FU/2006/S2 held by Planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are all held by the Planning Division.

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

Other Unspecified Consultee

Stockport MBC The Director Of Development And Planning

Kingsway Triangle Residents Association

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Didsbury Civic Society
Greater Manchester Police
Greater Manchester Passenger Transport Executive
Licensing Unit
Other Unspecified Consultee
Head of Environmental Health
Head of Engineering Services
7 Parkfield Lodge, Parkfield Road South, Manchester, M20 6DD
Flat 1, Austin Court, Mildenhall Close, Didsbury, Manchester, M20 6EP
64 Brooklawn Drive, Withington, Manchester, M20 3GZ
9 Gawsorth Avenue, East Didsbury, Manchester, M20 5NF
12 Ruabon Road, Didsbury, Manchester, M20 5LW
9 Mosswood Park, Manchester, M20 5QW
60 Mellington Avenue, East Didsbury, Manchester, M20 5NH
679 Kingsway, Manchester, M19 1RF
6 Didsbury Park, Didsbury, Manchester, M20 5LJ
946 Kingsway, East Didsbury, Manchester, M20 5WR
7 Marton Avenue, Didsbury Park, Manchester, M20 5LN
81 Broad Oak Lane, East Didsbury, Manchester, M20 5QB
107 Morningside Drive, East Didsbury, Manchester, M20 5PW
936 Burnage Lane, Manchester, M19 1RQ
93 Morningside Drive, East Didsbury, Manchester, M20 5PW
79 Morningside Drive, East Didsbury, Manchester, M20 5PW
56 Morningside Drive, Manchester, M20 5PN
53 Morningside Drive, East Didsbury, Manchester, M20 5PW
45 Morningside Drive, East Didsbury, Manchester, M20 5PW
34 Morningside Drive, East Didsbury, Manchester, M20 5PL
32 Morningside Drive, East Didsbury, Manchester, M20 5PL
30 Morningside Drive, East Didsbury, Manchester, M20 5PL
22 Morningside Drive, East Didsbury, Manchester, M20 5PL
14 Merston Drive, East Didsbury, Manchester, M20 5WT
7 Merston Drive, East Didsbury, Manchester, M20 5NT
12 Laneside Road, East Didsbury, Manchester, M20 5DD
17 Fairmile Drive, East Didsbury, Manchester, M20 5WS
12 Fairmile Drive, Didsbury, Manchester, M20 5WS
27 Dalston Drive, Didsbury, Manchester, M20 5LD
41 Broadoak Lane, Didsbury, Manchester, M20 5QB
28 Brayton Avenue, Manchester, M20 5LP
20 Bolton Avenue, Didsbury, Manchester, M19 1RP
52 Austin Drive, Didsbury, Manchester, M20 6EG
448 Parris Woods Road, Manchester, M20 5GP
55 Parris Wood Avenue, Manchester, M20 5NB
Silver Birches, Flat 8, 396 Parris Wood Road, Didsbury, Manchester, M20 5GT
Silver Birches, Flat 7, 396 Parris Wood Road, Didsbury, Manchester, M20 5GT
Silver Birches, Flat 6, 396 Parris Wood Road, Didsbury, Manchester, M20 5GT
Silver Birches, Flat 5, 396 Parris Wood Road, Didsbury, Manchester, M20 5GT
Silver Birches, Flat 4, 398 Parris Wood Road, Didsbury, Manchester, M20 5GT
Silver Birches, Flat 3, 398 Parris Wood Road, Didsbury, Manchester, M20 5GT
Silver Birches, Flat 2, 398 Parris Wood Road, Didsbury, Manchester, M20 5GT
Silver Birches, Flat 1, 398 Parris Wood Road, Didsbury, Manchester, M20 5GT
Parris Wood Travel Agency, 841 Wilmslow Road, Didsbury, Manchester, M20 5WD
Post Office, Parris Wood Post Office, 841 Wilmslow Road, Didsbury, Manchester, M20 5WD

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868 Wilmslow Road, Didsbury, Manchester, M20 5NL
866 Wilmslow Road, Didsbury, Manchester, M20 5NL
431 Parrs Wood Road, Didsbury, Manchester, M20 5NE
429 Parrs Wood Road, Didsbury, Manchester, M20 5NE
427 Parrs Wood Road, Didsbury, Manchester, M20 5NE
425 Parrs Wood Road, Didsbury, Manchester, M20 5NE
423 Parrs Wood Road, Didsbury, Manchester, M20 5NE
421 Parrs Wood Road, Didsbury, Manchester, M20 5NE
419 Parrs Wood Road, Didsbury, Manchester, M20 5NE
417 Parrs Wood Road, Didsbury, Manchester, M20 5NE
415 Parrs Wood Road, Didsbury, Manchester, M20 5NE
835a, Wilmslow Road, Didsbury, Manchester, M20 5WD
9 Parrs Wood Avenue, Didsbury, Manchester, M20 5WB
7 Parrs Wood Avenue, Didsbury, Manchester, M20 5WB
5 Parrs Wood Avenue, Didsbury, Manchester, M20 5WB
3 Parrs Wood Avenue, Didsbury, Manchester, M20 5WB
19 Parrs Wood Avenue, Didsbury, Manchester, M20 5WB
17 Parrs Wood Avenue, Didsbury, Manchester, M20 5WB
15 Parrs Wood Avenue, Didsbury, Manchester, M20 5WB
13 Parrs Wood Avenue, Didsbury, Manchester, M20 5WB
11 Parrs Wood Avenue, Didsbury, Manchester, M20 5WB
1 Parrs Wood Avenue, Didsbury, Manchester, M20 5WB
407 Parrs Wood Road, Didsbury, Manchester, M20 5WA
405 Parrs Wood Road, Didsbury, Manchester, M20 5WA
403 Parrs Wood Road, Didsbury, Manchester, M20 5WA
401 Parrs Wood Road, Didsbury, Manchester, M20 5WA
399 Parrs Wood Road, Didsbury, Manchester, M20 5WA
397 Parrs Wood Road, Didsbury, Manchester, M20 5WA
395 Parrs Wood Road, Didsbury, Manchester, M20 5WA
393 Parrs Wood Road, Didsbury, Manchester, M20 5WA
391 Parrs Wood Road, Didsbury, Manchester, M20 5WA
860b, Wilmslow Road, Didsbury, Manchester, M20 5QP
860a, Wilmslow Road, Didsbury, Manchester, M20 5QP
8 Parrs Wood Avenue, Didsbury, Manchester, M20 5ND
6 Parrs Wood Avenue, Didsbury, Manchester, M20 5ND
4 Parrs Wood Avenue, Didsbury, Manchester, M20 5ND
20 Parrs Wood Avenue, Didsbury, Manchester, M20 5ND
2 Parrs Wood Avenue, Didsbury, Manchester, M20 5ND
18 Parrs Wood Avenue, Didsbury, Manchester, M20 5ND
16 Parrs Wood Avenue, Didsbury, Manchester, M20 5ND
14 Parrs Wood Avenue, Didsbury, Manchester, M20 5ND
12 Parrs Wood Avenue, Didsbury, Manchester, M20 5ND
10 Parrs Wood Avenue, Didsbury, Manchester, M20 5ND
61 Parrs Wood Avenue, Didsbury, Manchester, M20 5NB
59 Parrs Wood Avenue, Didsbury, Manchester, M20 5NB
57 Parrs Wood Avenue, Didsbury, Manchester, M20 5NB
408 Parrs Wood Road, Didsbury, Manchester, M20 5GP
406 Parrs Wood Road, Didsbury, Manchester, M20 5GP
404 Parrs Wood Road, Didsbury, Manchester, M20 5GP
402 Parrs Wood Road, Didsbury, Manchester, M20 5GP
400 Parrs Wood Road, Didsbury, Manchester, M20 5GP
843 Wilmslow Road, Didsbury, Manchester, M20 5WD
839 Wilmslow Road, Didsbury, Manchester, M20 5WD
837 Wilmslow Road, Didsbury, Manchester, M20 5WD

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835 Wilmslow Road, Didsbury, Manchester, M20 5WD
833 Wilmslow Road, Didsbury, Manchester, M20 5WD
831 Wilmslow Road, Didsbury, Manchester, M20 5WD
The Gaeia Partnership, 829 Wilmslow Road, Didsbury, Manchester, M20 5WD
864 Wilmslow Road, Didsbury, Manchester, M20 5QP
862 Wilmslow Road, Didsbury, Manchester, M20 5QP
Catholic Childrens Rescue Society, 390 Parris Wood Road, Didsbury, Manchester, M20 5NA
Didsbury Cricket Club, Wilmslow Road, Didsbury, Manchester, M20 2ZY
Didsbury Lodge Hall, Flat 1, 827 Wilmslow Road, Didsbury, Manchester, M20 2SN
Didsbury Lodge Hall, Flat 14, 827 Wilmslow Road, Didsbury, Manchester, M20 2SN
Didsbury Lodge Hall, Flat 12, 827 Wilmslow Road, Didsbury, Manchester, M20 2SN
Didsbury Lodge Hall, Flat 11, 827 Wilmslow Road, Didsbury, Manchester, M20 2SN
Didsbury Lodge Hall, Flat 10, 827 Wilmslow Road, Didsbury, Manchester, M20 2SN
Didsbury Lodge Hall, Flat 9, 827 Wilmslow Road, Didsbury, Manchester, M20 2SN
Didsbury Lodge Hall, Flat 8, 827 Wilmslow Road, Didsbury, Manchester, M20 2SN
Didsbury Lodge Hall, Flat 7, 827 Wilmslow Road, Didsbury, Manchester, M20 2SN
Didsbury Lodge Hall, Flat 6, 827 Wilmslow Road, Didsbury, Manchester, M20 2SN
Didsbury Lodge Hall, Flat 5, 827 Wilmslow Road, Didsbury, Manchester, M20 2SN
Didsbury Lodge Hall, Flat 4, 827 Wilmslow Road, Didsbury, Manchester, M20 2SN
Didsbury Lodge Hall, Flat 3, 827 Wilmslow Road, Didsbury, Manchester, M20 2SN
Didsbury Lodge Hall, Flat 2, 827 Wilmslow Road, Didsbury, Manchester, M20 2SN
Silver Cottage, 827 Wilmslow Road, Didsbury, Manchester, M20 2SN
39 Wingate Drive, Didsbury, Manchester, M20 2RT
Rowan House, 827 Wilmslow Road, Didsbury, Manchester, M20 2SN
Beech House, 827 Wilmslow Road, Didsbury, Manchester, M20 2SN
Copper House, 827 Wilmslow Road, Didsbury, Manchester, M20 2SN
843a, Wilmslow Road, Didsbury, Manchester, M20 5WD
841a, Wilmslow Road, Didsbury, Manchester, M20 5WD
17 Selsey Drive, East Didsbury, Manchester, M20 5WW
10 Selsey Drive, Didsbury, Manchester, M20 5WW
2 Selsey Drive, East Didsbury, Manchester, M20 5WW
52 Saddlewood Avenue, Didsbury, Manchester, M19 1QN
Didsbury Civic Society, 2 Willowbank Court, 570 Parris Wood Road, East Didsbury, Manchester, M20 5QT
467 Parris Wood Road, East Didsbury, Manchester, M20 5NN
461 Parris Wood Road, East Didsbury, Manchester
426 Parris Wood Road, East Didsbury, Manchester, M20 5GP
39 Norview Drive, East Didsbury, Manchester, M20 5QF
School Governors, Parris Wood High School, Wilmslow Road, Didsbury, Manchester, M20 5PG

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The Bell House, Parrs Wood Entertainment Centre, Wilmslow Road, Didsbury, Manchester, M20 5PG
Holmes Place Healthclubs Plc, Parrs Wood Entertainment Centre, Wilmslow Road, Didsbury, Manchester, M20 5PG
Station Approach, Wilmslow Road, Didsbury, Manchester, M20 5WP
Dog & Partridge, 687-693, Didsbury Road, Heaton Mersey, Stockport, SK4 3AG
98 Green Pastures, Heaton Mersey, Stockport, SK4 3RA
99 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
97 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
95 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
93 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
91 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
89 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
87 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
85 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
83 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
81 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
79 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
77 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
75 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
115 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
113 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
111 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
109 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
107 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
105 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
103 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
101 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
96 Green Pastures, Heaton Mersey, Stockport, SK4 3RA
94 Green Pastures, Heaton Mersey, Stockport, SK4 3RA
92 Green Pastures, Heaton Mersey, Stockport, SK4 3RA
90 Green Pastures, Heaton Mersey, Stockport, SK4 3RA
88 Green Pastures, Heaton Mersey, Stockport, SK4 3RA
86 Green Pastures, Heaton Mersey, Stockport, SK4 3RA
84 Green Pastures, Heaton Mersey, Stockport, SK4 3RA
82 Green Pastures, Heaton Mersey, Stockport, SK4 3RA
80 Green Pastures, Heaton Mersey, Stockport, SK4 3RA
78 Green Pastures, Heaton Mersey, Stockport, SK4 3RA
76 Green Pastures, Heaton Mersey, Stockport, SK4 3RA
74 Green Pastures, Heaton Mersey, Stockport, SK4 3RA
72 Green Pastures, Heaton Mersey, Stockport, SK4 3RA
70 Green Pastures, Heaton Mersey, Stockport, SK4 3RA
Gateway Hotel, 882 Wilmslow Road, Didsbury, Manchester, M20 5PG
Head Teacher, Parrs Wood High School, Wilmslow Road, Didsbury, Manchester, M20 5PG
Khandoker Restaurant, 812 Kingsway, Didsbury, Manchester, M20 5WY
Peter R Hartley Equipment, 804 Kingsway, Didsbury, Manchester, M20 5WY
Parrs Wood Court, Flat 54, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 53, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 52, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG

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Parrs Wood Court, Flat 51, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 50, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 49, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 48, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 47, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 46, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 45, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 44, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 43, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 42, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 41, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 40, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 39, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 38, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 37, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 36, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 35, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 34, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 33, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 32, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 31, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 30, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 29, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 28, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 27, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 26, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 25, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG

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Parrs Wood Court, Flat 24, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 23, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 22, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 21, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 20, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 19, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 18, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 17, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 16, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 15, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 14, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 13, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 12, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 11, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 10, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 9, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 8, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 7, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 6, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 5, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 4, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 3, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
Parrs Wood Court, Flat 2, 880 Wilmslow Road, Didsbury, Manchester, M20 5NG
806a, Kingsway, Didsbury, Manchester, M20 5WY
804a, Kingsway, Didsbury, Manchester, M20 5WY
806 Kingsway, Didsbury, Manchester, M20 5WY
2a, Gawsworth Avenue, Didsbury, Manchester, M20 5WU
7 Gawsworth Avenue, Didsbury, Manchester, M20 5WU
6 Gawsworth Avenue, Didsbury, Manchester, M20 5WU
5 Gawsworth Avenue, Didsbury, Manchester, M20 5WU
4 Gawsworth Avenue, Didsbury, Manchester, M20 5WU

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3 Gawsworth Avenue, Didsbury, Manchester, M20 5WU
2 Gawsworth Avenue, Didsbury, Manchester, M20 5WU
1 Gawsworth Avenue, Didsbury, Manchester, M20 5WU
6 Oakdale Drive, Didsbury, Manchester, M20 5WJ
5 Oakdale Drive, Didsbury, Manchester, M20 5WJ
4 Oakdale Drive, Didsbury, Manchester, M20 5WJ
2 Oakdale Drive, Didsbury, Manchester, M20 5WJ
First North Western, East Didsbury Railway Station, Wilmslow Road, Didsbury,
Manchester, M20 5WP
Royal Ford, Bungalow 1, Wilmslow Road, Didsbury, Manchester, M20 5PG
Tesco Stores Ltd, Parris Wood Lane, Didsbury, Manchester, M20 5NP
868 Kingsway, Didsbury, Manchester, M20 5WG
866 Kingsway, Didsbury, Manchester, M20 5WG
864 Kingsway, Didsbury, Manchester, M20 5WG
862 Kingsway, Didsbury, Manchester, M20 5WG
School Bungalow, Wilmslow Road, Didsbury, Manchester, M20 5PG
856 Kingsway, Didsbury, Manchester, M20 5WQ
854 Kingsway, Didsbury, Manchester, M20 5WQ
852 Kingsway, Didsbury, Manchester, M20 5WQ
850 Kingsway, Didsbury, Manchester, M20 5WQ
848 Kingsway, Didsbury, Manchester, M20 5WQ
846 Kingsway, Didsbury, Manchester, M20 5WQ
844 Kingsway, Didsbury, Manchester, M20 5WQ
842 Kingsway, Didsbury, Manchester, M20 5WQ
840 Kingsway, Didsbury, Manchester, M20 5WQ
838 Kingsway, Didsbury, Manchester, M20 5WQ
836 Kingsway, Didsbury, Manchester, M20 5WQ
834 Kingsway, Didsbury, Manchester, M20 5WQ
832 Kingsway, Didsbury, Manchester, M20 5WQ
830 Kingsway, Didsbury, Manchester, M20 5WQ
828 Kingsway, Didsbury, Manchester, M20 5WQ
826 Kingsway, Didsbury, Manchester, M20 5WQ
7 Moor Park Road, Didsbury, Manchester, M20 5PF
5 Moor Park Road, Didsbury, Manchester, M20 5PF
3 Moor Park Road, Didsbury, Manchester, M20 5PF
1 Moor Park Road, Didsbury, Manchester, M20 5PF
857 Kingsway, Didsbury, Manchester, M20 5PA
855 Kingsway, Didsbury, Manchester, M20 5PA
853 Kingsway, Didsbury, Manchester, M20 5PA
851 Kingsway, Didsbury, Manchester, M20 5PA
849 Kingsway, Didsbury, Manchester, M20 5PA
847 Kingsway, Didsbury, Manchester, M20 5PA
845 Kingsway, Didsbury, Manchester, M20 5PA
843 Kingsway, Didsbury, Manchester, M20 5PA
841 Kingsway, Didsbury, Manchester, M20 5PA
839 Kingsway, Didsbury, Manchester, M20 5PA
837 Kingsway, Didsbury, Manchester, M20 5PA
835 Kingsway, Didsbury, Manchester, M20 5PA
833 Kingsway, Didsbury, Manchester, M20 5PA
831 Kingsway, Didsbury, Manchester, M20 5PA
Parris Wood Court, Flat 55, 880 Wilmslow Road, Didsbury, Manchester, M20
5NG
Parris Wood Court, Flat 1, 880 Wilmslow Road, Didsbury, Manchester, M20
5NG

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906 Wilmslow Road, Didsbury, Manchester, M20 5PG
904 Wilmslow Road, Didsbury, Manchester, M20 5PG
902 Wilmslow Road, Didsbury, Manchester, M20 5PG
900 Wilmslow Road, Didsbury, Manchester, M20 5PG
898 Wilmslow Road, Didsbury, Manchester, M20 5PG
896 Wilmslow Road, Didsbury, Manchester, M20 5PG
894 Wilmslow Road, Didsbury, Manchester, M20 5PG
892 Wilmslow Road, Didsbury, Manchester, M20 5PG
890 Wilmslow Road, Didsbury, Manchester, M20 5PG
888 Wilmslow Road, Didsbury, Manchester, M20 5PG
886 Wilmslow Road, Didsbury, Manchester, M20 5PG
884 Wilmslow Road, Didsbury, Manchester, M20 5PG
808a, Kingsway, Didsbury, Manchester, M20 5WY
Tudor Insurance, 808-810, Kingsway, Didsbury, Manchester, M20 5WY
19 Antrim Close, Didsbury, Manchester, M19 1TB
17 Antrim Close, Didsbury, Manchester, M19 1TB
16 Antrim Close, Didsbury, Manchester, M19 1TB
15 Antrim Close, Didsbury, Manchester, M19 1TB
14 Antrim Close, Didsbury, Manchester, M19 1TB
13 Antrim Close, Didsbury, Manchester, M19 1TB
12 Antrim Close, Didsbury, Manchester, M19 1TB
11 Antrim Close, Didsbury, Manchester, M19 1TB
10 Antrim Close, Didsbury, Manchester, M19 1TB
8 Antrim Close, Didsbury, Manchester, M19 1TB
6 Antrim Close, Didsbury, Manchester, M19 1TB
4 Antrim Close, Didsbury, Manchester, M19 1TB
2 Antrim Close, Didsbury, Manchester, M19 1TB
66 Lynnwood Road, Didsbury, Manchester, M19 1RJ
64 Lynnwood Road, Didsbury, Manchester, M19 1RJ
62 Lynnwood Road, Didsbury, Manchester, M19 1RJ
60 Lynnwood Road, Didsbury, Manchester, M19 1RJ
58 Lynnwood Road, Didsbury, Manchester, M19 1RJ
56 Lynnwood Road, Didsbury, Manchester, M19 1RJ
54 Lynnwood Road, Didsbury, Manchester, M19 1RJ
52 Lynnwood Road, Didsbury, Manchester, M19 1RJ
50 Lynnwood Road, Didsbury, Manchester, M19 1RJ
48 Lynnwood Road, Didsbury, Manchester, M19 1RJ
46 Lynnwood Road, Didsbury, Manchester, M19 1RJ
44 Lynnwood Road, Didsbury, Manchester, M19 1RJ
42 Lynnwood Road, Didsbury, Manchester, M19 1RJ
40 Lynnwood Road, Didsbury, Manchester, M19 1RJ
38 Lynnwood Road, Didsbury, Manchester, M19 1RJ
36 Lynnwood Road, Didsbury, Manchester, M19 1RJ
34 Lynnwood Road, Didsbury, Manchester, M19 1RJ
32 Lynnwood Road, Didsbury, Manchester, M19 1RJ
30 Lynnwood Road, Didsbury, Manchester, M19 1RJ
Style Hairdressers, 810 Kingsway, Didsbury, Manchester, M20 5WY
Garner Insurance, 808 Kingsway, Didsbury, Manchester, M20 5WY
10 Glenmere Road, Didsbury, Manchester, M20 5PH
9 Glenmere Road, Didsbury, Manchester, M20 5PH
8 Glenmere Road, Didsbury, Manchester, M20 5PH
7 Glenmere Road, Didsbury, Manchester, M20 5PH
6 Glenmere Road, Didsbury, Manchester, M20 5PH
5 Glenmere Road, Didsbury, Manchester, M20 5PH

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4 Glenmere Road, Didsbury, Manchester, M20 5PH
3 Glenmere Road, Didsbury, Manchester, M20 5PH
2 Glenmere Road, Didsbury, Manchester, M20 5PH
1 Glenmere Road, Didsbury, Manchester, M20 5PH
8 Avalon Drive, Didsbury, Manchester, M20 5WN
7 Avalon Drive, Didsbury, Manchester, M20 5WN
6 Avalon Drive, Didsbury, Manchester, M20 5WN
5 Avalon Drive, Didsbury, Manchester, M20 5WN
4 Avalon Drive, Didsbury, Manchester, M20 5WN
3 Avalon Drive, Didsbury, Manchester, M20 5WN
2 Avalon Drive, Didsbury, Manchester, M20 5WN
1 Avalon Drive, Didsbury, Manchester, M20 5WN
8 Crandon Drive, Didsbury, Manchester, M20 5WL
7 Crandon Drive, Didsbury, Manchester, M20 5WL
6 Crandon Drive, Didsbury, Manchester, M20 5WL
5 Crandon Drive, Didsbury, Manchester, M20 5WL
4 Crandon Drive, Didsbury, Manchester, M20 5WL
3 Crandon Drive, Didsbury, Manchester, M20 5WL
2 Crandon Drive, Didsbury, Manchester, M20 5WL
1 Crandon Drive, Didsbury, Manchester, M20 5WL
3 Oakdale Drive, Didsbury, Manchester, M20 5WJ
1 Oakdale Drive, Didsbury, Manchester, M20 5WJ
18 Morningside Drive, Didsbury, Manchester, M20 5PR
16 Morningside Drive, Didsbury, Manchester, M20 5PR
14 Morningside Drive, Didsbury, Manchester, M20 5PR
12 Morningside Drive, Didsbury, Manchester, M20 5PR
10 Morningside Drive, Didsbury, Manchester, M20 5PR
8 Morningside Drive, Didsbury, Manchester, M20 5PR
6 Morningside Drive, Didsbury, Manchester, M20 5PR
12 Denholm Road, Didsbury, Manchester, M20 5PP
11 Denholm Road, Didsbury, Manchester, M20 5PP
10 Denholm Road, Didsbury, Manchester, M20 5PP
9 Denholm Road, Didsbury, Manchester, M20 5PP
8 Denholm Road, Didsbury, Manchester, M20 5PP
7 Denholm Road, Didsbury, Manchester, M20 5PP
6 Denholm Road, Didsbury, Manchester, M20 5PP
5 Denholm Road, Didsbury, Manchester, M20 5PP
4 Denholm Road, Didsbury, Manchester, M20 5PP
3 Denholm Road, Didsbury, Manchester, M20 5PP
2 Denholm Road, Didsbury, Manchester, M20 5PP
1 Denholm Road, Didsbury, Manchester, M20 5PP
8 Greenview Drive, Didsbury, Manchester, M20 5NY
7 Greenview Drive, Didsbury, Manchester, M20 5NY
6 Greenview Drive, Didsbury, Manchester, M20 5NY
5 Greenview Drive, Didsbury, Manchester, M20 5NY
4 Greenview Drive, Didsbury, Manchester, M20 5NY
3 Greenview Drive, Didsbury, Manchester, M20 5NY
2 Greenview Drive, Didsbury, Manchester, M20 5NY
1 Greenview Drive, Didsbury, Manchester, M20 5NY
12 Newlands Drive, Didsbury, Manchester, M20 5NW
10 Newlands Drive, Didsbury, Manchester, M20 5NW
8 Newlands Drive, Didsbury, Manchester, M20 5NW
6 Newlands Drive, Didsbury, Manchester, M20 5NW
4 Newlands Drive, Didsbury, Manchester, M20 5NW

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2 Newlands Drive, Didsbury, Manchester, M20 5NW
884 Kingsway, Didsbury, Manchester, M20 5WG
882 Kingsway, Didsbury, Manchester, M20 5WG
880 Kingsway, Didsbury, Manchester, M20 5WG
878 Kingsway, Didsbury, Manchester, M20 5WG
876 Kingsway, Didsbury, Manchester, M20 5WG
874 Kingsway, Didsbury, Manchester, M20 5WG
872 Kingsway, Didsbury, Manchester, M20 5WG
870 Kingsway, Didsbury, Manchester, M20 5WG
896 Kingsway, Didsbury, Manchester, M20 5NR
894 Kingsway, Didsbury, Manchester, M20 5NR
892 Kingsway, Didsbury, Manchester, M20 5NR
890 Kingsway, Didsbury, Manchester, M20 5NR
886 Kingsway, Didsbury, Manchester, M20 5NR
9 Moor Park Road, Didsbury, Manchester, M20 5PF
8 Moor Park Road, Didsbury, Manchester, M20 5PF
6 Moor Park Road, Didsbury, Manchester, M20 5PF
4 Moor Park Road, Didsbury, Manchester, M20 5PF
2 Moor Park Road, Didsbury, Manchester, M20 5PF
19 Moor Park Road, Didsbury, Manchester, M20 5PF
17 Moor Park Road, Didsbury, Manchester, M20 5PF
15 Moor Park Road, Didsbury, Manchester, M20 5PF
13 Moor Park Road, Didsbury, Manchester, M20 5PF
11 Moor Park Road, Didsbury, Manchester, M20 5PF
10 Moor Park Road, Didsbury, Manchester, M20 5PF
901 Kingsway, Didsbury, Manchester, M20 5PB
899 Kingsway, Didsbury, Manchester, M20 5PB
897 Kingsway, Didsbury, Manchester, M20 5PB
895 Kingsway, Didsbury, Manchester, M20 5PB
893 Kingsway, Didsbury, Manchester, M20 5PB
891 Kingsway, Didsbury, Manchester, M20 5PB
889 Kingsway, Didsbury, Manchester, M20 5PB
887 Kingsway, Didsbury, Manchester, M20 5PB
885 Kingsway, Didsbury, Manchester, M20 5PB
883 Kingsway, Didsbury, Manchester, M20 5PB
881 Kingsway, Didsbury, Manchester, M20 5PB
879 Kingsway, Didsbury, Manchester, M20 5PB
877 Kingsway, Didsbury, Manchester, M20 5PB
875 Kingsway, Didsbury, Manchester, M20 5PB
873 Kingsway, Didsbury, Manchester, M20 5PB
871 Kingsway, Didsbury, Manchester, M20 5PB
869 Kingsway, Didsbury, Manchester, M20 5PB
867 Kingsway, Didsbury, Manchester, M20 5PB
865 Kingsway, Didsbury, Manchester, M20 5PB
863 Kingsway, Didsbury, Manchester, M20 5PB
861 Kingsway, Didsbury, Manchester, M20 5PB
859 Kingsway, Didsbury, Manchester, M20 5PB
9 Morningside Drive, Didsbury, Manchester, M20 5PQ
7 Morningside Drive, Didsbury, Manchester, M20 5PQ
5 Morningside Drive, Didsbury, Manchester, M20 5PQ
4 Morningside Drive, Didsbury, Manchester, M20 5PQ
3 Morningside Drive, Didsbury, Manchester, M20 5PQ
29 Morningside Drive, Didsbury, Manchester, M20 5PQ
27 Morningside Drive, Didsbury, Manchester, M20 5PQ

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25 Morningside Drive, Didsbury, Manchester, M20 5PQ
23 Morningside Drive, Didsbury, Manchester, M20 5PQ
21 Morningside Drive, Didsbury, Manchester, M20 5PQ
2 Morningside Drive, Didsbury, Manchester, M20 5PQ
19 Morningside Drive, Didsbury, Manchester, M20 5PQ
17 Morningside Drive, Didsbury, Manchester, M20 5PQ
15 Morningside Drive, Didsbury, Manchester, M20 5PQ
13 Morningside Drive, Didsbury, Manchester, M20 5PQ
11 Morningside Drive, Didsbury, Manchester, M20 5PQ
9 Greylands Road, Didsbury, Manchester, M20 5PJ
8 Greylands Road, Didsbury, Manchester, M20 5PJ
7 Greylands Road, Didsbury, Manchester, M20 5PJ
6 Greylands Road, Didsbury, Manchester, M20 5PJ
5 Greylands Road, Didsbury, Manchester, M20 5PJ
4 Greylands Road, Didsbury, Manchester, M20 5PJ
3 Greylands Road, Didsbury, Manchester, M20 5PJ
2 Greylands Road, Didsbury, Manchester, M20 5PJ
14 Greylands Road, Didsbury, Manchester, M20 5PJ
13 Greylands Road, Didsbury, Manchester, M20 5PJ
12 Greylands Road, Didsbury, Manchester, M20 5PJ
11 Greylands Road, Didsbury, Manchester, M20 5PJ
10 Greylands Road, Didsbury, Manchester, M20 5PJ
1 Greylands Road, Didsbury, Manchester, M20 5PJ
16 Glenmere Road, Didsbury, Manchester, M20 5PH
15 Glenmere Road, Didsbury, Manchester, M20 5PH
14 Glenmere Road, Didsbury, Manchester, M20 5PH
13 Glenmere Road, Didsbury, Manchester, M20 5PH
12 Glenmere Road, Didsbury, Manchester, M20 5PH
11 Glenmere Road, Didsbury, Manchester, M20 5PH
918 Wilmslow Road, Didsbury, Manchester, M20 5PG
916 Wilmslow Road, Didsbury, Manchester, M20 5PG
914 Wilmslow Road, Didsbury, Manchester, M20 5PG
912 Wilmslow Road, Didsbury, Manchester, M20 5PG
910 Wilmslow Road, Didsbury, Manchester, M20 5PG
908 Wilmslow Road, Didsbury, Manchester, M20 5PG
9 Winwood Road, Didsbury, Manchester, M20 5PE
8 Winwood Road, Didsbury, Manchester, M20 5PE
7 Winwood Road, Didsbury, Manchester, M20 5PE
6 Winwood Road, Didsbury, Manchester, M20 5PE
5 Winwood Road, Didsbury, Manchester, M20 5PE
42 Winwood Road, Didsbury, Manchester, M20 5PE
40 Winwood Road, Didsbury, Manchester, M20 5PE
4 Winwood Road, Didsbury, Manchester, M20 5PE
38 Winwood Road, Didsbury, Manchester, M20 5PE
36 Winwood Road, Didsbury, Manchester, M20 5PE
34 Winwood Road, Didsbury, Manchester, M20 5PE
32 Winwood Road, Didsbury, Manchester, M20 5PE
30 Winwood Road, Didsbury, Manchester, M20 5PE
3 Winwood Road, Didsbury, Manchester, M20 5PE
28 Winwood Road, Didsbury, Manchester, M20 5PE
26 Winwood Road, Didsbury, Manchester, M20 5PE
24 Winwood Road, Didsbury, Manchester, M20 5PE
22 Winwood Road, Didsbury, Manchester, M20 5PE
20 Winwood Road, Didsbury, Manchester, M20 5PE

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2 Winwood Road, Didsbury, Manchester, M20 5PE
18 Winwood Road, Didsbury, Manchester, M20 5PE
17 Winwood Road, Didsbury, Manchester, M20 5PE
16 Winwood Road, Didsbury, Manchester, M20 5PE
15 Winwood Road, Didsbury, Manchester, M20 5PE
14 Winwood Road, Didsbury, Manchester, M20 5PE
12 Winwood Road, Didsbury, Manchester, M20 5PE
11 Winwood Road, Didsbury, Manchester, M20 5PE
10 Winwood Road, Didsbury, Manchester, M20 5PE
1 Winwood Road, Didsbury, Manchester, M20 5PE
9 Laneside Road, Didsbury, Manchester, M20 5PD
7 Laneside Road, Didsbury, Manchester, M20 5PD
5 Laneside Road, Didsbury, Manchester, M20 5PD
3 Laneside Road, Didsbury, Manchester, M20 5PD
13 Laneside Road, Didsbury, Manchester, M20 5PD
11 Laneside Road, Didsbury, Manchester, M20 5PD
1 Laneside Road, Didsbury, Manchester, M20 5PD

Representations were received from the following third parties:

C Hardicre, 7 Parkfield Lodge, Parkfield Road South, Manchester, M20 6DD
E Longden, Flat 1, Austin Court, Milden Close, Didsbury, Manchester, M20 6EP
R McKelvey, 64 Brooklawn Drive, Withington, Manchester, M20 3GZ
A Bradbury, 9 Gawsworth Avenue, East Didsbury, Manchester, M20 5NF
C And J Shenton, 12 Ruabon Road, Didsbury, Manchester, M20 5LW
J Leeming, 9 Mosswood Park, Manchester, M20 5QW
J Black, 60 Mellington Avenue, East Didsbury, Manchester, M20 5NH
A And F Woods, 679 Kingsway, Manchester, M19 1RF
M Harris, 6 Didsbury Park, Didsbury, Manchester, M20 5LJ
R Blyde, 946 Kingsway, East Didsbury, Manchester, M20 5WR
G Gardner, 7 Marton Avenue, Didsbury Park, Manchester, M20 5LN
J And A Smith, 81 Broad Oak Lane, East Didsbury, Manchester, M20 5QB
C Frost, 107 Morningside Drive, East Didsbury, Manchester, M20 5PW
D Brundle, 936 Burnage Lane, Manchester, M19 1RQ
F Hyde, 93 Morningside Drive, East Didsbury, Manchester, M20 5PW
D Lane, 79 Morningside Drive, East Didsbury, Manchester, M20 5PW
T Spiers, 56 Morningside Drive, Manchester, M20 5PN
L And W Johnson, 53 Morningside Drive, East Didsbury, Manchester, M20 5PW
B Roberts, 45 Morningside Drive, East Didsbury, Manchester, M20 5PW
A Bannister, 34 Morningside Drive, East Didsbury, Manchester, M20 5PL
C And M Skelly, 32 Morningside Drive, East Didsbury, Manchester, M20 5PL
M Preston, 30 Morningside Drive, East Didsbury, Manchester, M20 5PL
A Harrison, 22 Morningside Drive, East Didsbury, Manchester, M20 5PL
Mr And Mrs K Mehta, 14 Merston Drive, East Didsbury, Manchester, M20 5WT
L Donohue, 7 Merston Drive, East Didsbury, Manchester, M20 5NT
Mrs Laurelle, 12 Laneside Road, East Didsbury, Manchester, M20 5DD
M And A Dobson, 17 Fairmile Drive, East Didsbury, Manchester, M20 5WS
P And R Smith, 12 Fairmile Drive, Didsbury, Manchester, M20 5WS
The Occupier, 27 Dalston Drive, Didsbury, Manchester, M20 5LD
S Wong, 41 Broadoak Lane, Didsbury, Manchester, M20 5QB
S Taylor, 28 Brayton Avenue, Manchester, M20 5LP
C Humphreys, 20 Bolton Avenue, Didsbury, Manchester, M19 1RP
D Martin, 52 Austin Drive, Didsbury, Manchester, M20 6EG

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H Sutcliffe, 448 Parrs Woods Road, Manchester, M20 5GP
A Wightmore, 55 Parrs Wood Avenue, Manchester, M20 5NB
G, G S And R Wilson, 423 Parrs Wood Road, Didsbury, Manchester, M20 5NE
, 417 Parrs Wood Road, Didsbury, Manchester, M20 5NE
J And E Taylor, 8 Parrs Wood Avenue, Didsbury, Manchester, M20 5ND
J And J Robinson, 16 Parrs Wood Avenue, Didsbury, Manchester, M20 5ND
D Worthington, 14 Parrs Wood Avenue, Didsbury, Manchester, M20 5ND
C Bradbury, 59 Parrs Wood Avenue, Didsbury, Manchester, M20 5NB
J Chana, 17 Selsey Drive, East Didsbury, Manchester, M20 5WW
J Bell, 10 Selsey Drive, Didsbury, Manchester, M20 5WW
B Wills, 2 Selsey Drive, East Didsbury, Manchester, M20 5WW
D And G Hesk, 52 Saddlewood Avenue, Didsbury, Manchester, M19 1QN
S Parle, Didsbury Civic Society, 2 Willowbank Court, 570 Parrs Wood Road,
East Didsbury, Manchester, M20 5QT
M And M Reddy, 467 Parrs Wood Road, East Didsbury, Manchester, M20 5NN
A Hillier, 461 Parrs Wood Road, East Didsbury, Manchester
N And N Mcloughlin, 426 Parrs Wood Road, East Didsbury, Manchester, M20
5GP
A Hamad, 39 Norview Drive, East Didsbury, Manchester, M20 5QF
L And R Barnard, 103 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
O Al-hmaidat, 101 Green Pastures, Heaton Mersey, Stockport, SK4 3RB
G Lyte, Head Teacher, Parrs Wood High School, Wilmslow Road, Didsbury,
Manchester, M20 5PG
M Coates, Parrs Wood Court, Flat 20, 880 Wilmslow Road, Didsbury,
Manchester, M20 5NG
J Hillary, 862 Kingsway, Didsbury, Manchester, M20 5WG
W Jones, 842 Kingsway, Didsbury, Manchester, M20 5WQ
M Barber, 832 Kingsway, Didsbury, Manchester, M20 5WQ
G Yuill, 853 Kingsway, Didsbury, Manchester, M20 5PA
M Bhatt, 906 Wilmslow Road, Didsbury, Manchester, M20 5PG
E Brennan, 896 Wilmslow Road, Didsbury, Manchester, M20 5PG
R Dillon, 892 Wilmslow Road, Didsbury, Manchester, M20 5PG
P And S Slater, 888 Wilmslow Road, Didsbury, Manchester, M20 5PG
P Mcgrath, 886 Wilmslow Road, Didsbury, Manchester, M20 5PG
T And B Harrisedge, 3 Glenmere Road, Didsbury, Manchester, M20 5PH
D Black And A Sutton, 10 Morningside Drive, Didsbury, Manchester, M20 5PR
M Walton, 876 Kingsway, Didsbury, Manchester, M20 5WG
Mr And Mrs Winterbottom, 11 Moor Park Road, Didsbury, Manchester, M20
5PF
M Davidson, 15 Morningside Drive, Didsbury, Manchester, M20 5PQ
R Wilde, 12 Greylands Road, Didsbury, Manchester, M20 5PJ
B Davis, 918 Wilmslow Road, Didsbury, Manchester, M20 5PG
G Bradshaw, 908 Wilmslow Road, Didsbury, Manchester, M20 5PG
P Fox, 38 Winwood Road, Didsbury, Manchester, M20 5PE
P Partridge And S Jan, 34 Winwood Road, Didsbury, Manchester, M20 5PE
A And B Oojageer, 32 Winwood Road, Didsbury, Manchester, M20 5PE
Mr And Mrs Turner, 2 Winwood Road, Didsbury, Manchester, M20 5PE
S MacFadyen, 9 Laneside Road, Didsbury, Manchester, M20 5PD

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