MANCHESTER CITY COUNCIL
Hammerstone Road Depot
Gorton
Manchester
M18 8EQ.

Statement of Community Involvement.

In support the planning application.

Submission date: **April 2021.**

Author: **Steven Jones.**

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1.0 Introduction.

1.1 Development Overview & Description of Site Works:

Morgan Sindall Construction (N/W) have been appointed by Manchester City Council to re-develop their existing Hammerstone Road Depot in Gorton, Greater Manchester - comprising refurbishment of the existing Locomotive shed, provision of a new dedicated area for Manchester City Council Winter Maintenance teams, (relocating from their Hopper Street depot) incorporating a Salt / Grit barn store and Gritter vehicle garage, together with a new site entrance Gatehouse.

The completed works will provide new office accommodation, storage and workshop space within the proposals for their various Council departments and stakeholders.

The site will also benefit from the upgrade of the existing external vehicle parking and roadway surfaces, and the introduction of new electrical vehicle charging points.

1.2 Summary of the Proposals:

This report supports the planning application and demonstrates the process undertaken in relation to the Community Consultation Engagement process, relating to the scheme re-develop proposals.

2.0 Approach to Pre-Application Consultation.

The approach to the Community Consultation reflects Manchester City Council's Policy and approach to involve the Local Communities, Stakeholders and Councilors during the process, ensuring the applicant has:

- Provided access to relevant information.
- Given opportunities for all parties to participate, by putting forward ideas and providing their opinions and comments on the re-development proposals.
- Obtain, review and include any appropriate feedback from the Community on related matters.

Due to the ongoing COVID restrictions, the project team have been unable to undertake the usual face to face Community Consultation Engagement process. On this basis we have approached it in a slightly different format - whilst still ensuring that all parties are fully engaged with and involved in the processes of the re-develop works.

Against this background, the information has been sent out to the neighboring properties and local businesses highlighting the proposed works via a Planning Notification leaflet drop, (refer Appendix A) with the opportunity for them to contact the Council directly with any queries, and an option to request any further information / details of the scheme should this be required.

3.0 Engagement with Statutory bodies

The Statement of Community Involvement, (SCI) - primarily focusses on the Pre-application Consultation with members of the Local Community.

However, engagement has also taken place with a number of other bodies during the process, namely:

3.1 Local Planning authority

Engagement and discussions with the Manchester City Council's Planning Authority.

Initial Meetings have taken place, including discussions with Senior Planning Officers about the principle of proposals and design development. Discussions with the planning authority have been positive and they have been very supportive of the proposals.

3.2 Greater Manchester Police

Greater Manchester Police were consulted at an early stage in the design process and subsequently produced a project specific Crime Impact Statement for the proposed development.

The design proposals were developed / assessed using the principles of Crime Prevention advice, and where appropriate, have been incorporated within the current designs.

4.0 Community and Stakeholder

This section deals with local audiences who were consulted during pre-application consultation.

The following groups were identified as likely to have an interest in proposals:

- Locally elected representatives.
- Local residents and businesses around the site of the proposed development.

4.1 Political representation

It has been important to ensure that political representatives are aware that their constituents being actively engaged with development proposals and therefore the following councilors have been sent the information in Appendix A on 26th March 2021.

- Councilor John Hughes
- Councilor Julie Reid
- Councilor Afia Kamal
- Muhammad Ayub - MCC Ward Coordination Team

4.2 Involvement of Local residents & businesses

There is a clear requirement to actively engage with residents and businesses within the local vicinity of the re-development of the site. Again, a formal letter drop has been issued to these parties, as noted in Appendix B on the 26th March 2021.

Due to the involvement of Morgan Sindall on other projects in the area, we held a successful *"Getting Connected / Jobs Fair"* at Gorton Monastery, where the local community and businesses were briefed on both Hammerstone and the Community Hub projects, and the registration process explained to Local building suppliers and Sub-contractors to get involved. In addition, Morgan Sindall's Key Supply chain partners were also on hand to offer employment opportunities, in support of our Social value plan for the Gorton and wider area.

5.0 Feedback Process

As detailed on the flyer in Appendix A, all feedback has been requested to be directed to Andrew Partington by email andrew.partington@manchester.gov.uk or by post to Capital Programmes and Procurement, Programme Management Office, Corporate Core Directorate, Manchester City Council.

At this current time no feedback has been rec'd.

Appendix A – Planning Notification Leaflet

Planning Notification

MANCHESTER CITY COUNCIL

MCC Hammerstone Road Depot, M18 8EQ



This is a notice to advise the local residents and neighbours of the proposed refurbishment works to the existing Manchester City Council Hammerstone Road Depot

Refurbishment works proposed

The refurbishment works at the existing Hammerstone Road Depot will enable a number of Manchester City Council services to operate from a single location.

The proposed works will consist of:

- Demolition of old buildings
- External Façade repairs including new Windows
- New roof to the main building including the provision of new solar power energy
- New office accommodation within the existing shed
- Capability for electric charging for council vehicle fleet
- New Gatehouse
- New Winter Maintenance Facility Including grit store and gritter vehicle garage.
- Upgrading of external surfacing finishes
- Refurbishment of refuge workshops and maintenance provision

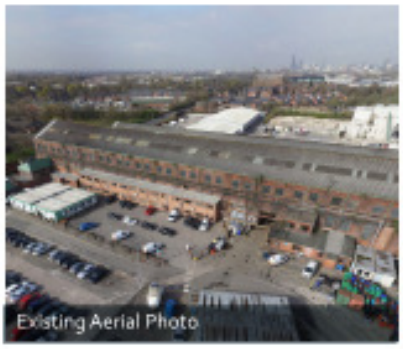
The existing site at Hammerstone Road



Site Location Plan



Existing Building Internal Photo



Existing Aerial Photo

Your views matter If you have any comments or would like further details please email andrew.partington@manchester.gov.uk
Or by post: Andrew Partington, Principal Project Manager, Capital Programmes and Procurement, Programme Management Office, Corporate Core Directorate Manchester City Council

MORGAN SINDALL
CONSTRUCTION

MANCHESTER CITY COUNCIL

The proposed site plan for Hammerstone Road



Your views matter If you have any comments or would like further details please email **andrew.partington@manchester.gov.uk**
Or by post: Andrew Partington, Principal Project Manager, Capital Programmes and Procurement, Programme Management Office, Corporate Core Directorate Manchester City Council

Appendix B – Local Residents and Businesses letter drop notification.

Address
09 Railway Street Manchester M18 8FB
11 Railway Street Manchester M18 8FB
13 Railway Street Manchester M18 8FB
15 Railway Street Manchester M18 8FB
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21 Railway Street Manchester M18 8FB
23 Railway Street Manchester M18 8FB
25 Railway Street Manchester M18 8FB
27 Railway Street Manchester M18 8FB
29 Railway Street Manchester M18 8FB
31 Railway Street Manchester M18 8FB
33 Railway Street Manchester M18 8FB
35 Railway Street Manchester M18 8FB
37 Railway Street Manchester M18 8FB
41 Railway Street Manchester M18 8FB
43 Railway Street Manchester M18 8FB
45 Railway Street Manchester M18 8FB
47 Railway Street Manchester M18 8FB
01 Seddon Avenue Manchester M18 8NW
02 Seddon Avenue Manchester M18 8NW
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Address
265 Chapman Street Manchester M18 8NG
267 Chapman Street Manchester M18 8NG
269 Chapman Street Manchester M18 8NG
271 Chapman Street Manchester M18 8NG
273 Chapman Street Manchester M18 8NG
275 Chapman Street Manchester M18 8NG
277 Chapman Street Manchester M18 8NG
279 Chapman Street Manchester M18 8NG
281 Chapman Street Manchester M18 8NG
01 Sandford Avenue Manchester M18 8NP
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12 Sandford Avenue Manchester M18 8NP
13 Sandford Avenue Manchester M18 8NP
01 Winfield Drive Manchester M18 8NQ
02 Winfield Drive Manchester M18 8NQ
03 Winfield Drive Manchester M18 8NQ
04 Winfield Drive Manchester M18 8NQ
05 Winfield Drive Manchester M18 8NQ
07 Winfield Drive Manchester M18 8NQ
01 Goring Avenue Manchester M18 8WW
02 Goring Avenue Manchester M18 8WW
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01 Wellesley Avenue Manchester M18 8WJ
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01 Earlswood Walk Manchester M18 8ED
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01 Anchorage Walk Manchester M18 8EL
03 Anchorage Walk Manchester M18 8EL

06 Reed Street Manchester M18 8JT
08 Reed Street Manchester M18 8JT

11 Hurford Avenue Manchester M18 8WL
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10 Reed Street Manchester M18 8JT

01 Reynolds Drive Manchester M18 8NJ
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22 Reynolds Drive Manchester M18 8NJ

01 Meadfoot Road Manchester M18 8NL
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05 Meadfoot Road Manchester M18 8NL
07 Meadfoot Road Manchester M18 8NL
09 Meadfoot Road Manchester M18 8NL
11 Meadfoot Road Manchester M18 8NL
13 Meadfoot Road Manchester M18 8NL

01 Robe Walk Manchester M18 8EB
03 Robe Walk Manchester M18 8EB
05 Robe Walk Manchester M18 8EB

03 Gateway Road Manchester M18 8EZ

01 Seymour Street Manchester M18 8NN
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40 Kirkham Avenue Manchester M18 8WN

42 Kirkham Avenue Manchester M18 8WN

Thomas Regan Court 1 Ansell Close Manchester M18 8EB

Flat 1 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 2 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 3 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 4 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 5 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 6 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 7 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 8 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 9 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

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Flat 12 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 13 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 14 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 15 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

19 Seymour Street Manchester M18 8NN

Booker Cash and Carry Cornwall Street Manchester M11 2NR

Hammerstone Road Depot Hammerstone Road Manchester M18 8EQ

Vulcan Inn 251 - 253 Gorton Lane Manchester M18 8DA

Flat at Vulcan Inn 251 - 253 Gorton Lane Manchester M18 8DA

Land Between the Vulcan Pub And Earlswood Walk Gorton Lane Manchester

B2-3 - New Smithfield Market Whitworth Street East Manchester M11 2WW

B39 - New Smithfield Market Whitworth Street East Manchester M11 2WW

C4-5 - New Smithfield Market Whitworth Street East Manchester M11 2WW

C6-7 - New Smithfield Market Whitworth Street East Manchester M11 2WW

C14 - New Smithfield Market Whitworth Street East Manchester M11 2WW

C23-24 - New Smithfield Market Whitworth Street East Manchester M11 2WW

D4-7 - New Smithfield Market Whitworth Street East Manchester M11 2WP

D8-9 - New Smithfield Market Whitworth Street East Manchester M11 2WP

D10-11 - New Smithfield Market Whitworth Street East Manchester M11 2WW

D12-13 - New Smithfield Market Whitworth Street East Manchester M11 2WW

D14A - New Smithfield Market Whitworth Street East Manchester M11 2WW

D14B - New Smithfield Market Whitworth Street East Manchester M11 2WP

D28-29 - New Smithfield Market Whitworth Street East Manchester M11 2WP

D30 - New Smithfield Market Whitworth Street East Manchester M11 2WW

Flat 16 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 17 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 18 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 19 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 20 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 21 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 22 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 23 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 24 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 25 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 26 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 27 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 28 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 29 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

Flat 30 Thomas Regan Court 1 Ansell Close Manchester M18 8EE

247 - 249 Gorton Lane Manchester M18 8DA

01 Thorpeness Square Manchester M18 8FL

02 Thorpeness Square Manchester M18 8FL

03 Thorpeness Square Manchester M18 8FL

D31 - New Smithfield Market Whitworth Street East Manchester M11 2WW

D32-33 - New Smithfield Market Whitworth Street East Manchester M11 2WW

D34 - New Smithfield Market Whitworth Street East Manchester M11 2WW

D35 - New Smithfield Market Whitworth Street East Manchester M11 2WW

F9 - New Smithfield Market Whitworth Street East Manchester M11 2WW

F10 - New Smithfield Market Whitworth Street East Manchester M11 2WW

F11-12 - New Smithfield Market Whitworth Street East Manchester M11 2WW

F13 - New Smithfield Market Whitworth Street East Manchester M11 2WW

F14 - New Smithfield Market Whitworth Street East Manchester M11 2WJ

F31 - New Smithfield Market Whitworth Street East Manchester M11 2WJ

F32 - New Smithfield Market Whitworth Street East Manchester M11 2WW

F33 - New Smithfield Market Whitworth Street East Manchester M11 2WW

F34 - New Smithfield Market Whitworth Street East Manchester M11 2WW

F35 - New Smithfield Market Whitworth Street East Manchester M11 2WW

F36 - New Smithfield Market Whitworth Street East Manchester M11 2WW

F37 - New Smithfield Market Whitworth Street East Manchester M11 2WW

F38 - New Smithfield Market Whitworth Street East Manchester M11 2WW

F39 - New Smithfield Market Whitworth Street East Manchester M11 2WW

F40 - New Smithfield Market Whitworth Street East Manchester M11 2WW

F41 - New Smithfield Market Whitworth Street East Manchester M11 2WW

F42 - New Smithfield Market Whitworth Street East Manchester M11 2WW

04 Thorpeness Square Manchester M18 8FL	Strawberry House New Smithfield Market Whitworth Street East Manchester M11 2WJ
05 Thorpeness Square Manchester M18 8WW	
06 Thorpeness Square Manchester M18 8WW	01 Froxmer Street Industrial Estate Froxmer Street Manchester M18 8EF
07 Thorpeness Square Manchester M18 8FL	02 Froxmer Street Industrial Estate Froxmer Street Manchester M18 8EF
08 Thorpeness Square Manchester M18 8FL	06 Froxmer Street Manchester M18 8EF
09 Thorpeness Square Manchester M18 8WW	Gorton Industrial Estate Froxmer Street Manchester M18 8EF
10 Thorpeness Square Manchester M18 8FL	Unit 1 Gorton Industrial Estate Froxmer Street Manchester M18 8EF
11 Thorpeness Square Manchester M18 8FL	Unit 1a Gorton Industrial Estate Froxmer Street Manchester M18 8EF
12 Thorpeness Square Manchester M18 8FL	Unit 5A Gorton Industrial Estate Froxmer Street Manchester M18 8EF
13 Thorpeness Square Manchester M18 8FL	Unit 5B Gorton Industrial Estate Froxmer Street Manchester M18 8EF
14 Thorpeness Square Manchester M18 8FL	Unit 6 Gorton Industrial Estate Froxmer Street Manchester M18 8EF
15 Thorpeness Square Manchester M18 8FL	Unit 3 Froxmer Street Industrial Estate Froxmer Street Manchester M18 8EF
16 Thorpeness Square Manchester M18 8FL	Unit 3A and Part Unit 7 Froxmer Street Manchester M18 8EF
17 Thorpeness Square Manchester M18 8FL	Unit 3B Froxmer Street Manchester M18 8EF
18 Thorpeness Square Manchester M18 8FL	Unit 4 Froxmer Industrial Estate Railway Street Manchester M18 8EF
19 Thorpeness Square Manchester M18 8FL	Unit 5 Froxmer Industrial Estate Railway Street Manchester M18 8EF
21 Thorpeness Square Manchester M18 8FL	Unit 7 And Unit 4 Froxmer Street Manchester M18 8EF
23 Thorpeness Square Manchester M18 8FL	Part Unit 7 Froxmer Street Manchester M18 8EF
25 Thorpeness Square Manchester M18 8FL	27 Froxmer Street Manchester M18 8EF
27 Thorpeness Square Manchester M18 8FL	Froxmer Street Industrial Estate Froxmer Street Manchester M18 8EF
29 Thorpeness Square Manchester M18 8FL	Froxmer Industrial Estate Railway Street Manchester M18 8EF
31 Thorpeness Square Manchester M18 8FL	Land Strip Between Froxmer Street and Briercliffe Close Follows Street Manchester
33 Thorpeness Square Manchester M18 8FL	Workshop Junction Froxmer Street Bondmark Road Manchester M18 8EF
35 Thorpeness Square Manchester M18 8FL	1 Bondmark Road Manchester M18 8EP
36 Thorpeness Square Manchester M18 8FL	Unit 1 - 1 Bondmark Road Manchester M18 8EP
37 Thorpeness Square Manchester M18 8FL	Unit 2 - 1 Bondmark Road Manchester M18 8EP

38 Thorpeness Square Manchester M18 8FL	Units 3 and 4 - 1 Bondmark Road Manchester M18 8EP
39 Thorpeness Square Manchester M18 8FL	
40 Thorpeness Square Manchester M18 8FL	Excel Centre Preston Street Manchester M18 8DB
41 Thorpeness Square Manchester M18 8FL	BAG MAGIC UK LTD Unit 1A Excel Centre Preston Street Manchester M18 8DB
42 Thorpeness Square Manchester M18 8FL	Unit 1B Excel Centre Preston Street Manchester M18 8DB
44 Thorpeness Square Manchester M18 8FL	Unit 1C Excel Centre Preston Street Manchester M18 8DB
45 Thorpeness Square Manchester M18 8FL	MAC Processing Ltd Unit 2 Excel Centre Preston Street Manchester M18 8DB
46 Thorpeness Square Manchester M18 8WW	AST EXPRESS LIMITED Unit 3 Excel Centre Preston Street Manchester M18 8DB
47 Thorpeness Square Manchester M18 8FL	Unit 4 Excel Centre Preston Street Manchester M18 8DB
48 Thorpeness Square Manchester M18 8FL	Unit 4A Excel Centre Preston Street Manchester M18 8DB
50 Thorpeness Square Manchester M18 8FL	Unit 4B Excel Centre Preston Street Manchester M18 8DB
52 Thorpeness Square Manchester M18 8FL	Unit 4C Excel Centre Preston Street Manchester M18 8DB
1 Briercliffe Close Manchester M18 8EA	Delta Industrial Estate Preston Street Manchester M18 8DB
	Unit B Delta Industrial Estate Preston Street Manchester M18 8DB
Flat 1 247 Gorton Lane Manchester M18 8DA	R M C (north West) Ltd Preston Street Manchester M18 8DB
Flat 2 247 Gorton Lane Manchester M18 8DA	Hales Waste Control Ltd Preston Street Manchester M18 8DB
	Universal Pallet Services Ltd Preston Street Manchester M18 8DB
199 Chapman Street Manchester M18 8WP	New Adventures Ltd 10 Preston Street Manchester M18 8DB
201 Chapman Street Manchester M18 8WP	
203 Chapman Street Manchester M18 8WP	Direct Works Department Hammerstone Road Manchester M18 8EF
205 Chapman Street Manchester M18 8WP	B1 Coca Cola Building Hammerstone Road Depot Hammerstone Road Manchester M18 8EQ
207 Chapman Street Manchester M18 8WP	B2 Factory Workshops Hammerstone Road Depot Hammerstone Road Manchester M18 8EQ
209 Chapman Street Manchester M18 8WP	B3 Street Scene Building Hammerstone Road Depot Hammerstone Road Manchester M18 8EQ

211 Chapman Street Manchester M18 8WP	B4 GM Waste Hammerstone Road Depot Hammerstone Road Manchester M18 8EQ
213 Chapman Street Manchester M18 8WP	Fleet Hire Hammerstone Road Depot Hammerstone Road Manchester M18 8EQ
215 Chapman Street Manchester M18 8WP	Portacabin Offices Hammerstone Road Depot Hammerstone Road Manchester M18 8EQ
217 Chapman Street Manchester M18 8WP	Security Cabin Hammerstone Road Depot Hammerstone Road Manchester M18 8EQ
219 Chapman Street Manchester M18 8WP	Mobile Library Service Units Hammerstone Road Depot Hammerstone Road Manchester M18 8EQ
221 Chapman Street Manchester M18 8WP	Street Scene Workshops Hammerstone Road Depot Hammerstone Road Manchester M18 8EQ
223 Chapman Street Manchester M18 8WP	Land Containing Properties between Bondmark Road and Gorton Lane Hammerstone Road Manchester M18 8EP
225 Chapman Street Manchester M18 8WP	Electricity Sub Station Adjacent Hammerstone Road Depot Near Gate Entrance Hammerstone Road Manchester M18 8EQ
227 Chapman Street Manchester M18 8WP	Taxi Maintenance House Hammerstone Road Depot Hammerstone Road Manchester M18 8EQ
229 Chapman Street Manchester M18 8WP	
231 Chapman Street Manchester M18 8NG	Ashburys Depot Bessemer Street Manchester M11 2NN
233 Chapman Street Manchester M18 8NG	
235 Chapman Street Manchester M18 8NG	Greater Manchester Police Openshaw Workshops Cornwall Street Manchester M11 2NS
237 Chapman Street Manchester M18 8NG	
239 Chapman Street Manchester M18 8NG	Railway Street Industrial Estate Railway Street Manchester M18 8FE
241 Chapman Street Manchester M18 8NG	Unit 1 To 5 Railway Street Industrial Estate Railway Street Manchester M18 8FE
243 Chapman Street Manchester M18 8NG	Communication Station Junction Railway Street Froxmer Street Manchester M18 8EF
245 Chapman Street Manchester M18 8NG	
247 Chapman Street Manchester M18 8NG	Advertising Right Gmpte Bus Shelter Eb3451 Opposite Steelworks Tavern Gorton Lane Manchester M12 5LA
249 Chapman Street Manchester M18 8NG	Gmpte Bus Shelter Eb3451 Opposite Steelworks Tavern Gorton Lane Manchester M12 5LA
251 Chapman Street Manchester M18 8NG	Gmpte Bus Shelter Eb3453 Opposite 1 Bondmark Road 1 Gorton Lane Manchester M12 5LA
253 Chapman Street Manchester M18 8NG	Advertising Right Gmpte Bus Shelter Eb3453 Opposite 1 Bondmark Road 1 Gorton Lane Manchester M12 5LA
255 Chapman Street Manchester M18 8NG	
257 Chapman Street Manchester M18 8NG	Taw Garage Gorton Lane Manchester M18 8DA

259 Chapman Street Manchester M18 8NG	UK North Gorton Depot Taw Garage Gorton Lane Manchester M18 8DA
261 Chapman Street Manchester M18 8NG	Gateway House 1 Gateway Road Manchester M18 8EF
263 Chapman Street Manchester M18 8NG	Bailey and Townley Ltd Hammerstone Road Manchester M18 8EF