Application Number	Date of Appln	Committee Date	Ward
087475/VO/2008/S2	21st Oct 2008	20th Nov 2008	Woodhouse Park Ward

Proposal CITY COUNCIL DEVELOPMENT Redevelopment of school, involving erection of three storey building to form 750 place Academy plus 120 place Sixth Form facility, including demolition of existing school buildings, retention of sports hall, including elevational alterations and community building, and associated car parking and landscaping works

Location Parklands High School, Simonsway, Wythenshawe, Manchester, M22 9RH,

Applicant Mr Alistair Burns, Manchester City Council, Town Hall Extension, Manchester, M60 3NY

Agent Aedas Architects Ltd Parsonage Chambers, 3 The Parsonage, Manchester, M3 2HW

Description

The application site relates to the Parklands High School, located within a residential area of the Woodhouse Park Ward. The site is approximately 7.9 hectares and is currently occupied by the school, which has been extended and altered since it was originally built in the 1960s. Parklands High School was founded in 1999 and replaced the former Poundswick High School which previously occupied the buildings following the closure of two smaller schools in the area.

Simsonsway bounds the application site to the south of the site. This road is one of the main rounds from the motorway (M56) and leads to Wythenshawe Town Centre which is a short walk from the school. Before reaching the Town Centre the area is mainly characterised by residential properties. Currently the main access to the school is off Siomonsway which leads into a car park at the front of the school. Greenwood Road bounds the application site to the west. This area is also residential in nature with two storey semi detached properties being the norm. There is a vehicular access to the school from Greenwood Road, however, this is primarily used for servicing. To the north of the site are the rear gardens of properties along Motershead Road. These gardens back onto the playfields of the school. To the east of the application site is Wythenshawe Forum and the activities associated with the Town Centre.

The existing school buildings are set back from Simonsway and are a mixture of heights ranging from single storey to 4 storeys. The appearance of the school is typical of its generation with simplistic detailing and a mixture of glazing and render coupled with the limitations that come with ad hoc extensions which have progressively diluted the architecture over the years. The resulting effect has been the creation of a school which has limited visual impact from the road and has created a layout which hinders modern teaching due to limited flexibility and linkages between the teaching blocks. This has also expressed itself in a poorly laid out external space. There is also an existing sports hall, playing fields and multi use games area to the rear of the buildings.

The proposal is for the demolition of the original school building, retention of the ancillary sports facilities and the erection of a 3-storey school building on the corner of Simonsway and Greenwood Road. The new buildings will see the creation of formal teaching spaces created around a central rooflit "heart" comprising hall, dining and drama space. This area will be the main focus of the school forming the route from the main entrance encouraging multiple functions not only for the academy but a space that the local community can use when the academy is closed for the day. A comprehensive landscaping scheme which be created at the site an will build upon the principles of the 'Garden City' by creating functional spaces lined with trees and other ornamental shrubs. The sports hall that was built in the 1990s will be retained, with minor alterations, as will the sports pitches.

The new school will be re-named to form "Manchester Business and Enterprise Academy" which will have a capacity for 750 students, 120 sixth form students plus 90 staff. The current school has a capacity for 670 students plus 95 staff. The school will remain open whilst construction works take place. The original school building will then be phased in its demolition to form a landscaped area for the setting of the new academy.

The new school is being delivered as part of the Building Schools for the Future Programme (BSF) which is the biggest government investment programme for improving school buildings with the intention of rebuilding or renewing every secondary in England over the next 10-15 years. In Manchester, it is the intention to rebuild or remodel 9 secondary schools and 7 special educational needs as part of the first wave of the BSF programme.

Consultations

Local Residents/ Businesses - 2 letters of objection has been received for this application. The comments can be summarised as follows:

Anti-social behaviour

- The school should be located in a remote area. This would resolve the anti-social behaviour experienced from the pupils;

Drainage

- There are drainage problems associated with the existing playfields and its causes problems for a garden on Mottershead Road.

A further letter has been received from a local resident who broadly welcomes the proposal, particularity the community benefits and invest in the area. However, they have raised the following concerns:

Highways

- The proposal will cause congestion both during the construction works and when the development will be in use;
- Simonsway should be made a dual carriageway and improvements made to the junction with Greenwood Road;

- Large vehicles will struggle to use Greenwood Road.

Head of Engineering

Concern has been raised in respect of the width of the entrances into the site off Simonsway and Greenwood Road. Negotiations have been undertaken to agree an acceptable scheme. However, final drawings have yet to be produced.

The proposed lighting scheme for the proposal is considered to be acceptable a lighting curfew should be used where applicable.

MEDC Landscape Practice – The hard and landscaping scheme submitted with the application is appropriate. Further detail is required in respect of the extra heavy standard tree with the hard surfaced area of the school. An underground guying system should be used.

Head of Environmental Health – The following conditions should be applied with regard to noise insulation of the building and external equipment, opening hors of the school, community use of the school, hours of deliveries and hours of use of out door pitch.

Travel Change Team – The school has worked with the Travel Change Team to produce a travel plan to the appropriate standard.

City Arborist – No objection to the development in as much as it relates to the tree cover. All the construction work in the vicinity of trees should observe British Standards.

There is an Oak in the site which requires some immediate work so that it does not cause any public safety concerns.

Wythensawe Regeneration Team – No objection to the proposed. The materials must be robust and be able to be maintained and sourced in the future.

Greater Manchester Public Transport Enterprise (GMPTE) – It is encouraging to note that the provision of an on-site bus turning facility and buss drop off/pick up area has been included in the proposal.

The proposal shows an adequate turning facility. The facility should be allocated as bus only infrastructure and GMPTE would advise against any shared use with private cars dropping off school pupils for safety reasons. This could be enforced through use of signage, road markings and controlling into he school site.

Greater Manchester Police Architectural Liaison officer – The design of the building is satisfactory from a security perspective subject to the inclusion of the access control measures details with the Crime Impact Statement.

Environment Agency - No objection in principle to the proposed development

Consideration should be given to green roofs and sustainable drainage systems. Careful consideration should also be given to the landscaping scheme. An informative should be placed on any planning permission relating to Japanese Knotweed.

Greater Manchester Ecology Unit – No reason to disagree with the findings of ecology survey and that the site is not of substantive ecological value. The site is not designated for its nature conservation value ad us considered to have only low potential to support protected habitats and species. It is noted that some trees are to be removed as part of the scheme compensation has been offered in the form of new tree and shrub planting. There is no objection to the development on nature conservation grounds.

It is unlikely that there will be significant impact on bats arising from the development. However, I recommend that a bat survey be undertaken prior to the any demolition of the building. If bats are found, then a method statement must be prepared giving details of steps to avoid possible disturbance of bats. This method statement must then be implemented in full.

No tree or vegetation removal should be undertaken during the optimum period of bird nesting (March to July inclusive) unless nesting birds have been shown to be absent.

Sport England- No objection to the proposals.

North West Regional Assembly - As the site has been previously developed, broad support for the reuse of the site is offered by policy DP1 of both the adopted and submitted draft RSS and policy DP4 in the Secretary of States proposed changes to the North West Plan.

Aerodrome Safeguarding Officer – There is no safeguarding objection to the proposal subject to a condition relating to cranes being used in the construction process.

Issues

Major Development - The proposal, by virtue of the size of the site and floor space created, has been classified as a major development. As such, the proposal has been advertised in the local press as a major development.

Environmental Impact Assessment – Due to the size and nature of the proposal, the application has been screened to determine if an Environmental Impact Assessment is required. It was concluded that this level of assessment was not necessary.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The application site is unallocated within the UDP. However, the existing school buildings and its associated curtilage currently occupy the site.

In addition, in dealing with applications of this nature, regard is given to policies EW1, H2.2, E1.1, E1.5, E1.6, E3.5, T1.1, T3.4, T3.6, T3.7, T2.4 within part one of the UDP.

Policy EW1 is a general policy towards attitudes for proposals that fall within the East Wythenshawe area. The policy encourages proposal to:

a) Protect and improve the quality of both the built and open environment;
b) Promote and enhance existing recreation and leisure facilities to provide an increased range of activities which are attractive and accessible to all members of the community.

Policy H2.2 states that the Council will not allow development which will have an unacceptable impact on residential areas. The matters which the Council will consider in coming to such decisions will include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.
Policy E1.1 outlines the Council's aspirations to reduce the levels of air pollution caused by vehicle fumes. In order to achieve this the Council will:

a) Promote public transport and cycling and improve conditions for pedestrians;
b) Discourage the use of the private car for peak times trips to the City Centre and other manor areas;
c) Require all major new development to be located where it can be easily served by public transport.

In addition, to sustainable travel patterns, policy E1.5 states that the City Council will contribute towards energy conservation by:

a) Ensuring where practicable that new major development is located where it can be easily served by public transport; and
b) Encouraging high standards of energy efficiency in new developments.

Building materials for new developments will also need to be environmentally friendly (Policy E1.6).

Policy E3.5 states that the Council will promote measures which will lead to a safer environment for all people living in and using the City. These measures will include:

a) Ensuring that the layout of new development is designed with safety in mind and does not lead to the creation of isolated areas;
b) Designing landscaping schemes so as to minimise the risk of attack;
c) That community facilities area located where they are easy and safe to get to;
d) Providing safe places for children to play;
e) Improving road safety.

The Council will expect new developments to make adequate provision for their car parking requirements. In deciding appropriate levels of provision, regard will be had for the sites environmental capacity, physical appearance and effect on neighbouring activities. In addition, consideration will also be given to the local road networks ability to accommodate the traffic generated (Policy T2.4).

Improvement to public transport provision to educational facilities is a key consideration in the determination of planning applications (Policy T1.1). In addition, the Council will seek to develop safer routes for schools policy throughout the whole City (policy T3.4).

Priority is also given to cycling provision. Policy T3.6 states that the Council will promote cycling in the City by developing a safe network of routes and facilities for cyclists. Priority will be given to routes to educational establishments. Secure cycle parking provision at educational establishments is also a must and all new major developments will be expected make provision (Policy T3.7).

The proposal is considered to be in accordance with the UDP policies for the reasons outlined further in this report.

North West of England Plan Regional Spatial Strategy (RSS) to 2021 (Adopted September 2008) -

Policy DP1 'Regional Development Principles' states that proposals and schemes should be located so as to make effective use of land, buildings and infrastructure and a sequential approach to development should be adopted to meet development needs.

Policy DP2 ‘Promote Sustainable Communities’ seeks to create places where people want to live and work.

Policy DP4 states that a sequential approach should be given the development site selection. Existing building and previously developed land should land should be used first. Secondly, suitable infill within settlements should be utilised. Finally, land should be well located to other services and infrastructure. Policy L1 ‘Health, Sport, recreation, cultural and Education Service Provision’ seeks to encourage proposal and schemes for the provision of services for all the community. Specific encouragement is given to providing a full spectrum of education provision.

<u>Other relevant guidance</u>

PPS1 sets the overarching planning policies on the delivery of sustainable development through the planning system. There are four aims identified in the statement to deliver sustainable development which should be a priority for the planning process:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- The prudent use of natural resources; and
- The maintenance of high and stable levels of economic growth and employment.

PPG13 provides general guidance of transport related matters including car parking and travel planning.

PPS25 requires sites over 1ha to undertake a full flood risk assessment.

The Guide to Development in Manchester Supplementary Planning Guidance (Adopted April 2007) outlines the City Councils objectives for creating a more attractive, accessible and useable City for Manchester People.

The guidance clearly states that a high quality environment is created by buildings which reflect their purpose and respect the place in which they are located. Each new development should therefore recognised the uniqueness of individual areas of the City and these characteristics should be built upon by new developments by having full regard to its context and the character of the area.

Wythenshawe Strategic Regeneration Framework was prepared in 2004 to provide an overarching framework for the improvement and regeneration of Wythenshawe over the next 10 to 15 years.

In terms of education and learning, the documents seeks to improve and invest is schools as educational/community resources.

Policy E1 seeks to improve educational performance of Wythenshawe Schools. There is also strong emphasis on educational infrastructure as a community resource as part of the process of changing attitudes to education and learning (policy E4).

Principle – The application site is the Parklands High School, which is a long established educational facility, with the buildings serving the Wythenshawe community since the 1960s.

Whilst the site is unallocated within the Unitary Development Plan the site retention for educational purposes is considered to be acceptable.

In line with policies DP1 and DP4 of the adopted RSS, the proposal is to comprehensively redevelop the school site. This is in line with the City Council's aspirations to provide modern teaching facilities and play space provision. Once the new school buildings are operational it is the intention that the school and its facilities will have a strong community emphasis.

The proposal is therefore appropriate in principle. However, consideration must be given as to whether the siting, design, appearance, scale and mass of the proposal is acceptable. In addition, the proposal has been assessed to see whether it is acceptable in terms of the hard and soft landscaping improvements, whether there are any impacts on the highway and the adequacy of the car parking provision including of travel planning initiatives. Consideration has also been given as to whether there is any impact on surrounding residential amenity, if the proposal has addressed contaminated land and surface water issues, the overall sustainability of the proposed building and whether crime has been designed out of the scheme adequately.

Each point will be addressed in turn.

Siting – The majority of the existing school buildings will be demolished as part of the proposals, with the exception of the sports hall.

The new school building will be sited on the corner of Simonsway and Greenwood Road. This will give the building a strong presence in what is considered to be an important gateway site into the heart of Wythenshawe and the Town Centre from the motorway. This complies with the objectives of the Guide to Development in Manchester SPD which places great importance on new buildings having respect to their context and relate well to the street scene.

It is considered that the building, in the proposed location, will be a landmark feature as residents and visitors who pass the site and will contribute to the overall regeneration and improvement that is taking place in this part of Wythenshawe. The main pedestrian entrance of the building is off Simonsway which will add to the vitality of the street. This will help draw the students to the academy through a sweeping walkway.

The majority of the car parking will be sited at the rear of the building accessed off Greenwood Road. These spaces will only be visible from within the site. There is a small amount of car parking at the side of the new school, for disabled purposes, however, this is not considered to be detrimental to the context of the school.

Many of the ancillary features of the school, such as the play areas and sport pitches will remain located at the back of the site. This is considered appropriate.

Finally a new bus turning facility will be incorporated into the site, accessed off Simonsway. This will link appropriately with the new entrance to the building and allow children to be dropped off safely from within the site.

Scale and Mass – The proposed academy will be three-storey in height. The scale of the building combined with its footprint and siting will ensure that the building will hold the corner and provide a positive feature in the street scene.

Whilst the majority of the surrounding buildings are residential in nature, the Guide to Development in Manchester provides that buildings that are higher than surrounding buildings should be of the highest quality and be landmark in character. It is considered that this building achieves these objectives and is assisted by the fact that the building is set within large grounds. Retaining the building at the site means that the building remains at the heart of the community.

Design and Appearance – The layout of the building, on plan, is a very simple block shape angled on the front elevation facing Simonsway. This has allowed a very functional internal space to be created with light and open classrooms tailored to the requirements of an Enterprise Academy.

This simplicity is followed through into the design and appearance of the building. A brick ‘Himley Ash Grey’ has been chosen for the elevations. This has a slight texture to it and will provide a contrast to the smooth ‘Lime’ brick that will run along the side and front elevations facing Greenwood Road and Simonsway. These two brick types will also assist in ensuring the important corner of Simonsway/Greenwood Road is enhanced to ensure presence in the street scene.

The bricks have been complemented with large amounts of glazing. These not only let light into the building but also break up the large amounts of brickwork. The windows are panes of three windows on the side elevations and single panes on the front. The windows have been enhanced by detailing around the frames in black and lime to reflect and complement the brick work.

The materials have been considered to be appropriate and should be a condition of any planning approval.

The entrance to the building is defined by flush glazed doors which gives the appearance of a translucent and inviting entrance. This is complemented by a large 'reglit' wall which will be installed on the front elevation above the green brick at ground floor. This will have the name "Manchester Enterprise Academy" embossed behind the glass, back lit, to provide an effective and striking signage at the entrance to the school.

Overall it is considered that the simple mix of high quality materials and vibrant colours and textures will project a positive image in the street scene, providing interest in what is an important site in the regeneration of the local area and complies with the importance placed on design, particularly for public buildings, within the Guide to Development in Manchester SPD.

Hard and Soft Landscaping – The new academy will see the introduction of a new hard and soft landscaping scheme, primarily around the new building.

A large amount of the existing landscaping will remain which will ensure that the building is set within a mature landscape context. Many of the new trees will be 18-30 girth and provide an instant impact.

The new entrance to building will be set by two sweeping path off Simonsway and an entrance plaza. This will create an inviting and usable space for staff and students.

MEDC Landscape Practice are satisfied with the proposal subject to amendments to the tree pits in the hard landscape. The applicants have also provided a management strategy. This has been conditioned as part of the planning approval.

Trees – There are a total of 38 trees on the site and 15 group trees. The trees that are on the site are generally middle-aged to mature, and comprise of native, non-native and ornamental species. The area to the north of the existing school building is largely devoid of trees, although there are a few along the boundary of the fields.

A total of 18 trees are proposed for removal. All the trees to be removed are of low quality and value.

As part of the landscaping scheme 64 trees will be planted giving a total of 84 trees on site.

The remaining trees will be protected during the development and the City Arborist and MEDC Landscape Practice are happy with the root protection area that will be employed during the development.

Boundary Treatment – There will be new 2.4 metre high boundary treatment installed around the majority of the perimeter of the application site. In addition, 1.8 metre high fencing will be installed around the car parking at the north of the site and around the existing hard play area. At the front of the site the existing fencing is largely to be retained, however, new vehicular gates will be installed on Greenwood Road and Simonsway.

The existing fencing around the sports pitches will be retained.

Further detail is required on the type and colour of the boundary fencing to ensure that it is appropriate from both a security and visual amenity perspective. It is recommended that this is included as a condition of any planning approval.

Ecology –As there are mature trees and buildings on site, a full ecological survey of the site was undertaken to examine the presence of bats and birds. The survey has not revealed any unusual results. However, the Greater Manchester Ecology Unit recommended that a up-to-date bat survey is undertaken as and when the building is due to be demolished to ensure that there is no presence of bats at the site. A condition is recommended on the planning approval to deal with this aspect of the proposal.

Highway/Car Parking/Travel Plan – A transport statement has been prepared in support of the application which has examined the impact of the proposal on the local highway network and examined the appropriateness of the entrances to the site.

The entrance to the site, off Greenwood Road, will lead to the two new car parking areas. The main staff car park will consist of 53 spaces and 4 disabled spaces. The car park to the side of the new building will consist of 9 spaces and 5 disabled spaces. Provision has also been made into the site for cyclists.

A new bus turning facility is to be provided as part of the redevelopment proposals off Simonsway which will allow provision to be made for future services. This is an improvement from the current situation where the existing school is not served by dedicated school buses. The buses will be able to enter the site and safely drop off and pick up students without there being any conflict with vehicular traffic.

GMPTE have examined the proposal and are comfortable with the arrangements proposed and welcome the incorporation of a bus turning facility off the highway.

The Head of Engineering has assessed the proposals. There are concerns about the widths of the entrances and the implications for road safety. Whilst the principle of the amendments have been agreed, they have yet to finally approved by the Head of Engineering. The application is therefore *Minded to Approve* until satisfactory details have been received in respect of this matter.

The applicants have also produced a Travel Plan in an effort to reduce the dependence on the car. This plan promotes a variety of measures which include educational lessons to students, encouraging parents not to travel by

car and improvements for cyclists. The Travel Change Team have endorsed the proposal as it meets current Department for Transport Standards.

A local resident has raised issues of highway congestion as a result of the construction and operation of the new academy. The Head of Engineering does not consider that the proposal will cause an increase in congestion when the academy is in operation due to the measures discussed above.

In terms of construction traffic, it is recommended that a condition of planning approval is that the applicants submit a management plan to deal with how the construction traffic visits the site.

Residential and Visual Amenity – Given the large amount of residential properties surrounding the application site, there are inevitable consequences on their amenity. However, given the existing school has been there for over 40 years the impact of the new academy and its operations is considered to be negligible.

Issues such as lighting have been carefully considered and a curfew will be employed on the lighting system and their hours of operation of the sports pitches and buildings to ensure that this doesn't cause disturbance.

An objection has been received from a local residents who is concerned about the anti-social behaviour of some of the students who currently attend the school and has expressed a desire for the new academy to be located elsewhere. The behaviour of the students is a matter that would need to be taken up with the school directly. As for the location of the school, it is considered that given the current use of the site, its relationship with the residential area and the community its serves, the location is acceptable.

Contaminated Land – The site has been examined for possible presence of contamination and a full ground, gas and water investigation report has been undertaken.

The Head of Environmental Health has examined the details contained within the reports and considers the information to be adequate apart from the need to supply some additional information in respect of whether the contaminates present at the site are to be capped and how. In addition, conformation is required on the chemically resistant pipe work.

Once this has been agreed, the site must be remediated in accordance with the agreed details. It is recommended that a condition be imposed on any planning approval which will require the applicant to submit a verification report to satisfy the Head of Environmental Health that the site has been appropriately remediated in accordance with the previously approved scheme.

Flooding – The application site does not fall with a flood risk area, however, as the site area exceeds 1 hectare, PPS25 requires a flood risk assessment be undertaken.

The Environment Agency has raised no objection in respect of the site flood risk or future drainage as a result of the proposal.

However, there has been an objection from a local resident who is concerned about water entering their garden from the playing fields. The applicant has investigated the area around the property and it appears that there is an issue with differing site levels i.e. the residents garden is lower than the playing fields. No work is proposed to the rear of the school site or the playing fields which abut the residents rear garden. However, the Building Schools for the Future Team have been made aware of this matter which appear to be a very localised issue.

Sustainability – A BREEAM pre-assessment has been carried out on the proposed new building. This has indicated that the proposed building should achieve a 'very good' rating against the criteria. This satisfies policies E1.5 and E1.6 of the UDP and the Guide to Development in Manchester SPD, seek to ensure that new developments are designed sustainable and incorporate renewable energy.

The proposal also incorporates solar panels on the roof of the building which will contribute to the energy used by the school.

The extensive tree replacement will also add to the biodiversity at the site and provide new habitats.

Designing out Crime – A Crime Impact Statement has been prepared in respect of this planning application and the Greater Manchester Police (GMP) Architectural Liaison Officer has confirmed that the scheme is expected to achieve secure by design.

Some of the measures that have been included in the proposal to make the site more secure is adequate lighting, boundary treatment and secure pedestrian and vehicular gates.

It is also considered that an extensive CCTV system should be installed at the site and this is a recommendation of any planning approval that details are seen prior to the development being first occupied.

Accessibility – The proposal has been designed to comply with the Design for Access 2 document. It is recommended that an informative is placed on any planning permission to ensure that singage and specification of internal equipment etc is to disabled access standards.

Community Use- A community use statement has been submitted in support of the planning application. The school already has a strong community offer and this will be carried through as part of the new academy.

Further details are required on the opening hours of the school and the associated sports hall and playing fields in order to ensure that the out of hours use does not have any residential amenity.

Lighting Scheme – The applicants have submitted an extensive lighting scheme for the building and the grounds. This has been assessed by the Head of Engineering who have raised no concern about the proposal and consider that it will not cause disamenity for the local residents who surrounding the site.

However, it is recommended that a curfew is imposed on the play fields to ensure that are not being used at anti-social hours. A condition should be imposed on any planning approval so that the hours are agreed prior to the first use of the lights.

Environmental Health Considerations - A refuse management plan has been submitted with the application which outlines the procedures that will be in place to appropriately dispose of the waste generated by the school. This is to the satisfaction of the Head of Environmental Health.

A new flue will be installed at the rear of the new academy. This will extract vapours from the kitchen area. The Head of Environmental Health has assessed the details submitted with the application and considers the method of extraction proposed to be acceptable.

Further details, are however, required in respect of the noise insulation of buildings.

In conclusion, it is considered that the proposal will provide a landmark building on a key site en route to Wythenshawe Town Centre. The schools redevelopment marks one of the key regeneration projects that will hold the corner of Simonsway and Greenwood Road.

The treatment of the elevations is mainly high quality materials of different textures used in appropriate ways to given the building emphasis in the street scene. In designing the building account has been taken in terms of ensuring the building is sustainable and renewable energy used and that crime is designed out. Efforts have also been made to ensure less dependence on the car by providing a bus turning facility and travel plan.

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

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

Recommendation **MINDED TO APPROVE subject to the receipt of drawings which show satisfactory entrances to the Academy from Simonsway and Green wood Road.**

The application site currently comprises the Parklands High School and associated ancillary facilities. This planning application seeks to redevelop the site for a new academy which will provide a modern teaching facility for 11 to 16 years olds plus sixth form.

The building is of a high quality design and is appropriately sited to given presence in the street scene and will provide a landmark building on a key gateway site into Wythenshawe.

Highways, car parking and ways of travelling to the site have been fully considered as well as introducing sustainability measures and renewable energy.

A detailed hard and soft landscaping scheme is proposed as well as the retention of many of the existing trees. The proposal is anticipated to a minimal impact of surrounding residential amenity.

The proposal is therefore in accordance with polices EW1, H2.2, E1.1, E1.5, E1.6, E3.5, T1.1, T3.4, T3.6, T3.7, T2.4 of the Unitary Development Plan for the City of Manchester (Adopted 1995), North West of England Plan Regional Spatial Strategy policies DP1, DP2, DP4 and L1, The Guide to Development in Manchester Supplementary Planning Document (Adopted 2007), Wythenshawe Strategic Regeneration Strategy, PPS1, PPS9 and PPS25.

Conditions and/or Reasons

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

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority:

DRAWINGS

PL_AL20_001 REV 9, PL_AL20_002 REV 9, PL_AL20_003 REV 9, PL_AL20_004 REV 4, PL_AL21_001 REV 2, PL_AA27_001 REV 1, PL_AA27_002 REV 2, PL_AL21_005 REV 1, PL_AS21_002 REV 4,

PL_AS21_003 REV 3, PL_PLI_DR_G_91_AZ_NS_6006 REV A, PL_PLI_DR_G_91_AZ_NS_6002 REV A, M6059_(52)_SK007 REV P1, PL_CJP_DR_G_00_AZ_NS_4575 REV P1, PL_CJP_DR_E_00_AZ_NS_4571 REV P1, PL_WB_DR_P_50_AZ_RF_2435 REV PR1_C, PL_WB_DR_G_63_AZ_NS_3186 REV PR1_A stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

PL_AE20_001 REV 11 stamped as received by the City Council, as Local Planning Authority, on the 16th October 2008

PL_WB_DR_G_63_AZ_NS_3239 REV PR1_A, PL_WB_DR_G_63_AZ_NS_3238 REV PR1_A, PL_PLI_DR_G_91_AZ_NS_6005 REV B, PL_PLI_DR_G_91_AZ_NS_6007, PL_PLI_DR_G_91_AZ_NS_6000 REV C, PL_PLI_DR_G_91_AZ_NS_6004 REV A, PL_PLI_DR_G_91_AZ_NS_6082, PL_PLI_DR_G_91_AZ_NS_6001 REV A, PL_PLI_G_91_AZ_NS_6083, PL_AE20_003 REV 1, PL_AL20_005 REV 1 stamped as received by the City Council, as Local Planning Authority, on the 17th October 2008.

PL_A90_001 REV 2 stamped as received by the City Council, as Local Planning Authority, on the 22nd October 2008-11-06

PL_PLI_DR_G_91_AZ_NS_6056 REV B stamped as received by the City Council, as Local Planning Authority, on the 24th October 2008.

SUPPORTING INFORMATION

Design and Access Statement stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

Transport statement (EU00496) stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

Flood Risk Assessment M6059-6e-R001-JDH-FRA stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

Sun Path Analysis stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

Daylight Report 3683 stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

BREEAM Compliance Report 3683 stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

Flue extraction 3683 REV PR1_A stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

Crime Impact Statement stamped as received by the City Council, as Local Planning Authority, on the 18th September 2008.

Landscape Management and Maintenance Specification PL_PLI_SP_012 stamped as received by the City Council, as Local Planning Authority, on the 17th October 2008.

Planting Schedule stamped as received by the City Council, as Local Planning Authority, on the 17th October 2008.

Arboricultural Method Statement M07.04.14 REV A stamped as received by the City Council, as Local Planning Authority, on the 17th October 2008.

Ecological Assessment 1335.05.004 stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

Building Services Outline Specification 3683 REV A stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

Fire Safety Strategy Report Stage D 908301 stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

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

3) The development shall be constructed only using the approved materials listed below, unless otherwise agreed in writing by the City Council as local planning authority:

1. Brick: Ibstock Himley Ash Grey;
2. Glazed Brick: Ibstock Brick Lime GR-01;
3. Reglit: Clear wired sandblasted;
4. Window Frames RAL 9004;
5. Window Frames BS 12E51;
6. Kalzip standing seam polished Aluminium Finish;
7. Icopal Sureweld TPO Dark Grey.

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

4) Prior to the commencement of the development, materials for the hard landscaping, indicated on drawing numbers PL_PLI_DR_G_91_AZ_NS_6007 and PL_PLI_DR_G_91_AZ_NS_6000 REV C, shall be submitted to and approved by the City Council, as Local Planning Authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

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

5) Notwithstanding drawing number PL_PLI_DR_G_91_AZ_NS_6001 REV A stamped as received by the City Council, as Local Planning Authority, on the 17th October 2008, prior to the commencement of the development details of the boundary treatment (including type and colour) shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The scheme shall then implemented in accordance with the approved details and remain in use for as long as the development is in use.

Reason - To ensure an appropriate appearance for the boundary treatment, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (1995).

6) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on the following drawings:

PL_PLI_DR_G_91_AZ_NS_6006 REV A, PL_PLI_DR_G_91_AZ_NS_6002 REV A stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008

PL_PLI_DR_G_91_AZ_NS_6005 REV B, PL_PLI_DR_G_91_AZ_NS_6007, PL_PLI_DR_G_91_AZ_NS_6000 REV C, PL_PLI_DR_G_91_AZ_NS_6004 REV A, PL_PLI_DR_G_91_AZ_NS_6082, PL_PLI_DR_G_91_AZ_NS_6001 REV A, PL_PLI_G_91_AZ_NS_6083 stamped as received by the City Council, as Local Planning Authority, on the 17th October 2008.

PL_PLI_DR_G_91_AZ_NS_6056 REV B stamped as received by the City Council, as Local Planning Authority, on the 24th October 2008.

shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policy H2.2; of the Unitary Development Plan for the City of Manchester.

7) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

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

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

authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

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

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

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

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

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies H2.2 and T2.6 of the Unitary Development Plan for the City of Manchester.

10) The Travel Plan contained within the Design and Access Statement (stamped as received by the City Council on the 15th August 2008) shall be implemented as part of the operation of the school.

For so long as the use is in operation the local planning authority shall be provided with such information as specified in the Travel Plan and all measures that are identified that can improve the effectiveness of the Travel Plan shall be adopted and implemented within a timescale agreed in writing by the local planning authority.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies T1.1 and T3.4 of the Unitary Development Plan for the City of Manchester, the Guide to Development in Manchester SPD and PPG13.

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

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

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

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

13) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good' or 'excellent'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

14) Prior to the commencement of works on site, a strategy for the management of construction traffic, including information regarding site approach routes, hours of deliveries and directional signage shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To safeguard the amenities of nearby residents, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (1995).

15) Prior to the commencement of the development, a scheme showing the location and specification of the Closed Circuit Television (CCTV) at the application site shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The scheme shall then be implemented in accordance with the approved scheme and be in use prior to the first occupation of the building and the external areas unless otherwise agreed in writing by the City Council as Local Planning Authority.

Reason - To ensure that the site is well monitored to reduce the risk of crime, pursuant to policy E3.5 of the Unitary Development Plan for the City of Manchester (Adopted 1995), the Guide to Development in Manchester SPD and PPS1.

16) No clearance of vegetation or trees from the site should be carried out in the bird nesting season (March to July). If clearance during the nesting season is unavoidable then a survey for nesting birds must be undertaken prior to work commencing and submitted to and approved in writing by the City Council as Local Planning Authority. If nesting birds are found by the survey and are likely

to be disturbed by clearance works then clearance should be delayed until after the young have fledged.

Reason - To protect existing habitats, pursuant PPS9.

17) The school shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

Monday to Friday 08:00 to 20:00
Saturday and Sunday 09:00 to 18:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

18) Notwithstanding the following details;

Ground Investigation and Gas Monitoring Reports: Parklands High School GEA J06360 stamped as received by the City Council, as Local Planning Authority, on the 15th August 2008.

Additional Testing J07360/MC/4, Further reports, Gas Monitoring and Ground Investigations J06360 stamped as received by the City Council, as Local Planning Authority, on the 16th October 2008

Proposed site layout and Remediation Strategy stamped as received by the City Council, as Local Planning Authority, on the 24th October 2008.

Prior to the commencement of the development, further clarification is required whether there are elevated contaminates present at the site and whether they are to be capped and how. In addition, conformation is required on the chemically resistant pipework.

On completion of the works a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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

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

19) Prior to he first use of the building hereby approved, the building and site lighting scheme, approved on drawing numbers PL_WB_DR_G_63_AZ_NS_3186 REV PR1_A, stamped as received by the City Council on the 15th August 2008, and PL_WB_DR_G_63_AZ_NS_3238 REV PR1_A, PL_WB_DR_G_63_AZ_NS_3239 REV PR1_A stamped as received by the City Council, as Local Planning Authority, on the 17th October 2008 shall be installed. The lighting scheme shall remain in place for as long as the development remains in use.

Reason - To ensure an appropriate lighting scheme is installed, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (Adopted 1995).

20) 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.

Externally mounted ancillary plant, equipment and servicing shall be acoustically treated in accordance with a scheme designed so as to achieve a noise level of 5Db below the existing background (LA90) in each band at the nearest noise sensitive location.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (1995).

21) Prior to the first use of the building hereby by approved, the hours of use for the community use of the building (including sports hall) and the playing fields shall be submitted to and approved in writing by the City Council. The agreed opening hours shall then be implemented and adhered to for as long as the facility is in use.

Reason - In the interests of residential amenity, in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

22) Deliveries, servicing and collections, including waste collections shall not take place outside of the following hours:

07:30 to 20:00 Monday to Saturday

No deliveries/waste collections on Sunday/Bank Holidays

Reason - In the interest of the amenities of occupiers of nearby properties, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (1995).

23) Prior to the commencement of the development, details of a suitable screen to hide the plant equipment on the roof of the building shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure an appropriate appearance for the plant room, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester (1995).

24) Prior to the commencement of the development, notification should be given to the City Council, as Local Planning Authority, as to whether cranes or any other tall construction equipment is to be used at the site.

Reason – To avoid endangering the safe operation of aircraft in the vicinity of the development.

25) Prior to the commencement of the development, at full bat survey shall be carried out on the building to be demolished. The survey shall then be submitted to and agreed in writing with the City Council, as Local Planning Authority.

The agreed scheme shall be implemented during the demolition of the building.

Reason – To ensure that there is no presence of bats at the site pursuant to PPS9.

INFORMATIVE

Consultation should be held with the City Councils Access Officer throughout the course of the development to ensure the standards outlined within the access statement are adhered to.

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: 087475/VO/2008/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 held by the Planning Division.

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

Chief Executive's Landscape Practice Group
Engineering Services
Environmental Health
Contaminated Land Section
Environment & Operations (Trees)
Environment & Operations (Refuse & Sustainability)
Access Officer
Wythenshawe Regeneration Team
Environment Agency
GMPTE
Greater Manchester Police
Steve Hobson, Crime Reduction Officer
Greater Manchester Ecology Unit
North West Regional Assembly
Sport England (NW Region)

Travel Change Team
Manchester Airport Safeguarding Officer
544 Greenwood Road, Manchester, M22 9RF
542 Greenwood Road, Manchester, M22 9RF
540 Greenwood Road, Manchester, M22 9RF
66 Foxlair Road, Manchester, M22 9RJ
538 Greenwood Road, Manchester, M22 9RF
64 Foxlair Road, Manchester, M22 9RJ
536 Greenwood Road, Manchester, M22 9RF
62 Foxlair Road, Manchester, M22 9RJ
54 Foxlair Road, Manchester, M22 9RJ
60 Foxlair Road, Manchester, M22 9RJ
52 Foxlair Road, Manchester, M22 9RJ
58 Foxlair Road, Manchester, M22 9RJ
50 Foxlair Road, Manchester, M22 9RJ
17 Portway, Manchester, M22 1UA
15 Portway, Manchester, M22 1UA
13 Portway, Manchester, M22 1UA
11 Portway, Manchester, M22 1UA
9 Portway, Manchester, M22 1UA
7 Portway, Manchester, M22 1UA
12 Beamsley Drive, Manchester, M22 1TZ
5 Beamsley Drive, Manchester, M22 1TZ
14 Beamsley Drive, Manchester, M22 1TZ
7 Beamsley Drive, Manchester, M22 1TZ
16 Beamsley Drive, Manchester, M22 1TZ
9 Beamsley Drive, Manchester, M22 1TZ
18 Beamsley Drive, Manchester, M22 1TZ
11 Beamsley Drive, Manchester, M22 1TZ
20 Beamsley Drive, Manchester, M22 1TZ
15 Beamsley Drive, Manchester, M22 1TZ
33 Longhope Road, Manchester, M22 1UP
17 Beamsley Drive, Manchester, M22 1TZ
35 Longhope Road, Manchester, M22 1UP
22 Beamsley Drive, Manchester, M22 1TZ
32 Beamsley Drive, Manchester, M22 1TZ
30 Beamsley Drive, Manchester, M22 1TZ
28 Beamsley Drive, Manchester, M22 1TZ
24 Beamsley Drive, Manchester, M22 1TZ
26 Beamsley Drive, Manchester, M22 1TZ
19 Beamsley Drive, Manchester, M22 1TZ
29 Beamsley Drive, Manchester, M22 1TZ
23 Beamsley Drive, Manchester, M22 1TZ
21 Beamsley Drive, Manchester, M22 1TZ
25 Beamsley Drive, Manchester, M22 1TZ
27 Beamsley Drive, Manchester, M22 1TZ
15 Saintsbridge Road, Manchester, M22 1TT
17 Saintsbridge Road, Manchester, M22 1TT
19 Saintsbridge Road, Manchester, M22 1TT
25 Longhope Road, Manchester, M22 1UP
27 Longhope Road, Manchester, M22 1UP
31 Longhope Road, Manchester, M22 1UP
21 Longhope Road, Manchester, M22 1UP

23 Longhope Road, Manchester, M22 1UP
29 Longhope Road, Manchester, M22 1UP
21 Saintsbridge Road, Manchester, M22 1TT
23 Saintsbridge Road, Manchester, M22 1TT
26 Saintsbridge Road, Manchester, M22 1UW
28 Saintsbridge Road, Manchester, M22 1UW
24 Saintsbridge Road, Manchester, M22 1UW
22 Saintsbridge Road, Manchester, M22 1UW
19 Longhope Road, Manchester, M22 1UP
20 Saintsbridge Road, Manchester, M22 1UW
17 Longhope Road, Manchester, M22 1UP
18 Saintsbridge Road, Manchester, M22 1UW
15 Longhope Road, Manchester, M22 1UP
13 Longhope Road, Manchester, M22 1UP
Parklands High School, Simonsway, Manchester, M22 9RH
59 Longhope Road, Manchester, M22 1UP
47 Longhope Road, Manchester, M22 1UP
55 Longhope Road, Manchester, M22 1UP
53 Longhope Road, Manchester, M22 1UP
51 Longhope Road, Manchester, M22 1UP
57 Longhope Road, Manchester, M22 1UP
49 Longhope Road, Manchester, M22 1UP
92 Cotefield Road, Manchester, M22 1UG
45 Longhope Road, Manchester, M22 1UP
90 Cotefield Road, Manchester, M22 1UG
43 Longhope Road, Manchester, M22 1UP
88 Cotefield Road, Manchester, M22 1UG
41 Longhope Road, Manchester, M22 1UP
86 Cotefield Road, Manchester, M22 1UG
39 Longhope Road, Manchester, M22 1UP
82 Cotefield Road, Manchester, M22 1UG
78 Cotefield Road, Manchester, M22 1UG
80 Cotefield Road, Manchester, M22 1UG
76 Cotefield Road, Manchester, M22 1UG
84 Cotefield Road, Manchester, M22 1UG
37 Longhope Road, Manchester, M22 1UP
1 Beamsley Drive, Manchester, M22 1TZ
3 Beamsley Drive, Manchester, M22 1TZ
65 Longhope Road, Manchester, M22 1UP
63 Longhope Road, Manchester, M22 1UP
61 Longhope Road, Manchester, M22 1UP
98 Cotefield Road, Manchester, M22 1UG
100 Cotefield Road, Manchester, M22 1UG
96 Cotefield Road, Manchester, M22 1UG
102 Cotefield Road, Manchester, M22 1UG
104 Cotefield Road, Manchester, M22 1UG
94 Cotefield Road, Manchester, M22 1UG
62 Cotefield Road, Manchester, M22 1UG
72 Cotefield Road, Manchester, M22 1UG
64 Cotefield Road, Manchester, M22 1UG
68 Cotefield Road, Manchester, M22 1UG
66 Cotefield Road, Manchester, M22 1UG
70 Cotefield Road, Manchester, M22 1UG

5 Saintsbridge Road, Manchester, M22 1TT
7 Saintsbridge Road, Manchester, M22 1TT
2 Beamsley Drive, Manchester, M22 1TZ
9 Saintsbridge Road, Manchester, M22 1TT
4 Beamsley Drive, Manchester, M22 1TZ
6 Beamsley Drive, Manchester, M22 1TZ
11 Saintsbridge Road, Manchester, M22 1TT
8 Beamsley Drive, Manchester, M22 1TZ
10 Beamsley Drive, Manchester, M22 1TZ
38 Cotefield Road, Manchester, M22 1UG
40 Cotefield Road, Manchester, M22 1UG
42 Cotefield Road, Manchester, M22 1UG
44 Cotefield Road, Manchester, M22 1UG
2 Saintsbridge Road, Manchester, M22 1UW
4 Saintsbridge Road, Manchester, M22 1UW
12 Saintsbridge Road, Manchester, M22 1UW
10 Saintsbridge Road, Manchester, M22 1UW
8 Saintsbridge Road, Manchester, M22 1UW
6 Saintsbridge Road, Manchester, M22 1UW
48 Cotefield Road, Manchester, M22 1UG
52 Cotefield Road, Manchester, M22 1UG
50 Cotefield Road, Manchester, M22 1UG
46 Cotefield Road, Manchester, M22 1UG
54 Cotefield Road, Manchester, M22 1UG
56 Cotefield Road, Manchester, M22 1UG
60 Cotefield Road, Manchester, M22 1UG
14 Saintsbridge Road, Manchester, M22 1UW
1 Saintsbridge Road, Manchester, M22 1TT
16 Saintsbridge Road, Manchester, M22 1UW
3 Saintsbridge Road, Manchester, M22 1TT
36 Cotefield Road, Manchester, M22 1UG
34 Cotefield Road, Manchester, M22 1UG
32 Cotefield Road, Manchester, M22 1UG
176 Gladeside Road, Manchester, M22 9GS
174 Gladeside Road, Manchester, M22 9GS
172 Gladeside Road, Manchester, M22 9GS
170 Gladeside Road, Manchester, M22 9GS
27 Tenterden Walk, Manchester, M22 9QD
21 Tenterden Walk, Manchester, M22 9QD
25 Tenterden Walk, Manchester, M22 9QD
19 Tenterden Walk, Manchester, M22 9QD
23 Tenterden Walk, Manchester, M22 9QD
2 Tenterden Walk, Manchester, M22 9QD
8 Tenterden Walk, Manchester, M22 9QD
6 Tenterden Walk, Manchester, M22 9QD
4 Tenterden Walk, Manchester, M22 9QD
15 Tenterden Walk, Manchester, M22 9QD
17 Tenterden Walk, Manchester, M22 9QD
11 Tenterden Walk, Manchester, M22 9QD
9 Tenterden Walk, Manchester, M22 9QD
12 Tenterden Walk, Manchester, M22 9QD
10 Tenterden Walk, Manchester, M22 9QD
14 Tenterden Walk, Manchester, M22 9QD

16 Tenterden Walk, Manchester, M22 9QD
3 Tenterden Walk, Manchester, M22 9QD
5 Tenterden Walk, Manchester, M22 9QD
7 Tenterden Walk, Manchester, M22 9QD
1 Tenterden Walk, Manchester, M22 9QD
18 Tenterden Walk, Manchester, M22 9QD
22 Tenterden Walk, Manchester, M22 9QD
24 Tenterden Walk, Manchester, M22 9QD
20 Tenterden Walk, Manchester, M22 9QD
158 Gladeside Road, Manchester, M22 9GS
160 Gladeside Road, Manchester, M22 9GS
162 Gladeside Road, Manchester, M22 9GS
164 Gladeside Road, Manchester, M22 9GS
166 Gladeside Road, Manchester, M22 9GS
168 Gladeside Road, Manchester, M22 9GS
29 Tenterden Walk, Manchester, M22 9QD
31 Tenterden Walk, Manchester, M22 9QD
33 Tenterden Walk, Manchester, M22 9QD
156 Gladeside Road, Manchester, M22 9GS
154 Gladeside Road, Manchester, M22 9GS
152 Gladeside Road, Manchester, M22 9GS
150 Gladeside Road, Manchester, M22 9GS
148 Gladeside Road, Manchester, M22 9GS
146 Gladeside Road, Manchester, M22 9GS
144 Gladeside Road, Manchester, M22 9GS
142 Gladeside Road, Manchester, M22 9GS
Flat 19, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 18, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 14, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 21, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 27, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 17, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 16, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 24, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 1, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 10, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 29, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 3, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 11, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 25, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 15, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 22, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
6 Henfield Walk, Manchester, M22 9QF
8 Henfield Walk, Manchester, M22 9QF
4 Henfield Walk, Manchester, M22 9QF
2 Henfield Walk, Manchester, M22 9QF
16 Henfield Walk, Manchester, M22 9QF
10 Henfield Walk, Manchester, M22 9QF
12 Henfield Walk, Manchester, M22 9QF
14 Henfield Walk, Manchester, M22 9QF
18 Henfield Walk, Manchester, M22 9QF
24 Henfield Walk, Manchester, M22 9QF
22 Henfield Walk, Manchester, M22 9QF

20 Henfield Walk, Manchester, M22 9QF
11 Leybrook Road, Manchester, M22 9QT
9 Leybrook Road, Manchester, M22 9QT
7 Leybrook Road, Manchester, M22 9QT
13 Leybrook Road, Manchester, M22 9QT
5 Leybrook Road, Manchester, M22 9QT
3 Leybrook Road, Manchester, M22 9QT
1 Leybrook Road, Manchester, M22 9QT
5 Avening Walk, Manchester, M22 1BX
25 Cricklewood Road, Manchester, M22 1AT
27 Cricklewood Road, Manchester, M22 1AT
3 Avening Walk, Manchester, M22 1BX
29 Cricklewood Road, Manchester, M22 1AT
1 Avening Walk, Manchester, M22 1BX
31 Cricklewood Road, Manchester, M22 1AT
46 Longlevens Road, Manchester, M22 1AX
48 Longlevens Road, Manchester, M22 1AX
54 Longlevens Road, Manchester, M22 1AX
50 Longlevens Road, Manchester, M22 1AX
52 Longlevens Road, Manchester, M22 1AX
24 Leybrook Road, Manchester, M22 9QT
18 Leybrook Road, Manchester, M22 9QT
22 Leybrook Road, Manchester, M22 9QT
26 Leybrook Road, Manchester, M22 9QT
20 Leybrook Road, Manchester, M22 9QT
14 Leybrook Road, Manchester, M22 9QT
29 Henfield Walk, Manchester, M22 9QF
33 Henfield Walk, Manchester, M22 9QF
27 Henfield Walk, Manchester, M22 9QF
31 Henfield Walk, Manchester, M22 9QF
9 Henfield Walk, Manchester, M22 9QF
15 Henfield Walk, Manchester, M22 9QF
11 Henfield Walk, Manchester, M22 9QF
17 Henfield Walk, Manchester, M22 9QF
19 Henfield Walk, Manchester, M22 9QF
23 Henfield Walk, Manchester, M22 9QF
21 Henfield Walk, Manchester, M22 9QF
25 Henfield Walk, Manchester, M22 9QF
1 Henfield Walk, Manchester, M22 9QF
7 Henfield Walk, Manchester, M22 9QF
5 Henfield Walk, Manchester, M22 9QF
3 Henfield Walk, Manchester, M22 9QF
17 Leybrook Road, Manchester, M22 9QT
21 Leybrook Road, Manchester, M22 9QT
15 Leybrook Road, Manchester, M22 9QT
19 Leybrook Road, Manchester, M22 9QT
23 Leybrook Road, Manchester, M22 9QT
7 Bramble Walk, Manchester, M22 1AY
5 Bramble Walk, Manchester, M22 1AY
3 Bramble Walk, Manchester, M22 1AY
4 Avening Walk, Manchester, M22 1BX
1 Bramble Walk, Manchester, M22 1AY
2 Avening Walk, Manchester, M22 1BX

32 Longlevens Road, Manchester, M22 1AX
44 Longlevens Road, Manchester, M22 1AX
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Greater Manchester Police, Poundswick Lane, Manchester, M22 9PQ
1a, Cornfield Drive, Manchester, M22 9QX
Flat 4, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 28, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 5, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 7, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 30, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 12, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
Flat 8, Frank Price Court, 2 Cornfield Drive, Manchester, M22 9QX
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34 Cricklewood Road, Manchester, M22 1AU
16 Cricklewood Road, Manchester, M22 1AU
32 Cricklewood Road, Manchester, M22 1AU
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Flat 10, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 22, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 21, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 9, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 20, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 8, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 7, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 19, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 18, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 6, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
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68 Mottershead Road, Manchester, M22 9GW
66 Mottershead Road, Manchester, M22 9GW
Flat 5, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 16, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 4, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 15, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
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30 Longlevens Road, Manchester, M22 1AX
6 Saxholme Walk, Manchester, M22 1AZ
4 Saxholme Walk, Manchester, M22 1AZ
2 Bramble Walk, Manchester, M22 1AY
4 Bramble Walk, Manchester, M22 1AY
2 Saxholme Walk, Manchester, M22 1AZ
6 Bramble Walk, Manchester, M22 1AY
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23 Cricklewood Road, Manchester, M22 1AT
8 Bramble Walk, Manchester, M22 1AY
16 Leybrook Road, Manchester, M22 9QT
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132 Gladeside Road, Manchester, M22 9GT
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165 Mottershead Road, Manchester, M22 9GP
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128 Gladeside Road, Manchester, M22 9GT
159 Mottershead Road, Manchester, M22 9GP
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6 Longlevens Road, Manchester, M22 1BA
30 Cotefield Road, Manchester, M22 1UG
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13 Cricklewood Road, Manchester, M22 1AT
14 Longlevens Road, Manchester, M22 1BA
3 Longlevens Road, Manchester, M22 1UQ
15 Cricklewood Road, Manchester, M22 1AT
16 Longlevens Road, Manchester, M22 1BA
17 Cricklewood Road, Manchester, M22 1AT
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3 Saxholme Walk, Manchester, M22 1AZ
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5 Saxholme Walk, Manchester, M22 1AZ
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11 Saxholme Walk, Manchester, M22 1AZ
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21 Longlevens Road, Manchester, M22 1UQ

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48 Topfield Road, Manchester, M22 9QN
491 Greenwood Road, Manchester, M22 9RD
39 Topfield Road, Manchester, M22 9QL
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489 Greenwood Road, Manchester, M22 9RD
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44 Topfield Road, Manchester, M22 9QN
44c, Topfield Road, Manchester, M22 9QN
44b, Topfield Road, Manchester, M22 9QN
487 Greenwood Road, Manchester, M22 9RD
42a, Topfield Road, Manchester, M22 9QN
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42c, Topfield Road, Manchester, M22 9QN
42b, Topfield Road, Manchester, M22 9QN
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2 Robertscroft Close, Manchester, M22 9GL
33 Topfield Road, Manchester, M22 9QL
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179a, Mottershead Road, Manchester, M22 9GP
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175c, Mottershead Road, Manchester, M22 9GP
177a, Mottershead Road, Manchester, M22 9GP
175b, Mottershead Road, Manchester, M22 9GP
175a, Mottershead Road, Manchester, M22 9GP
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177c, Mottershead Road, Manchester, M22 9GP
177b, Mottershead Road, Manchester, M22 9GP
88 Mottershead Road, Manchester, M22 9GW

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504 Greenwood Road, Manchester, M22 9RS
193 Mottershead Road, Manchester, M22 9GP
195 Mottershead Road, Manchester, M22 9GP
507 Greenwood Road, Manchester, M22 9RE
191 Mottershead Road, Manchester, M22 9GP
502 Greenwood Road, Manchester, M22 9RS
500 Greenwood Road, Manchester, M22 9RS
498 Greenwood Road, Manchester, M22 9RS
496 Greenwood Road, Manchester, M22 9RS
102 Mottershead Road, Manchester, M22 9QP
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98 Mottershead Road, Manchester, M22 9QP
96 Mottershead Road, Manchester, M22 9QP
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501 Greenwood Road, Manchester, M22 9RD
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499 Greenwood Road, Manchester, M22 9RD
497 Greenwood Road, Manchester, M22 9RD
18 Foxlair Road, Manchester, M22 9RN
120 Greatfield Road, Manchester, M22 9RY
122 Greatfield Road, Manchester, M22 9RY
124 Greatfield Road, Manchester, M22 9RY
126 Greatfield Road, Manchester, M22 9RY
128 Greatfield Road, Manchester, M22 9RY
16 Foxlair Road, Manchester, M22 9RN
69 Greatfield Road, Manchester, M22 9RZ
67 Greatfield Road, Manchester, M22 9RZ
97 Greatfield Road, Manchester, M22 9RZ
71 Greatfield Road, Manchester, M22 9RZ
95 Greatfield Road, Manchester, M22 9RZ
93 Greatfield Road, Manchester, M22 9RZ
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101 Greatfield Road, Manchester, M22 9RZ
103 Greatfield Road, Manchester, M22 9RZ
105 Greatfield Road, Manchester, M22 9RZ
14 Foxlair Road, Manchester, M22 9RN
91 Greatfield Road, Manchester, M22 9RZ
89 Greatfield Road, Manchester, M22 9RZ
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511 Greenwood Road, Manchester, M22 9RE
9 Flaxwood Walk, Manchester, M22 9RW
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20 Foxlair Road, Manchester, M22 9RN
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3 Flaxwood Walk, Manchester, M22 9RW
5 Flaxwood Walk, Manchester, M22 9RW
2 Flaxwood Walk, Manchester, M22 9RW
28 Peterswood Close, Manchester, M22 9RG
30 Peterswood Close, Manchester, M22 9RG
32 Peterswood Close, Manchester, M22 9RG
34 Peterswood Close, Manchester, M22 9RG
36 Peterswood Close, Manchester, M22 9RG
108 Greatfield Road, Manchester, M22 9RY
106 Greatfield Road, Manchester, M22 9RY
11 Foxlair Road, Manchester, M22 9RL
10 Adshead Close, Manchester, M22 9RR
9 Foxlair Road, Manchester, M22 9RL
8 Adshead Close, Manchester, M22 9RR
7 Foxlair Road, Manchester, M22 9RL
6 Adshead Close, Manchester, M22 9RR
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3 Foxlair Road, Manchester, M22 9RL
4 Adshead Close, Manchester, M22 9RR
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514 Greenwood Road, Manchester, M22 9RF
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518 Greenwood Road, Manchester, M22 9RF
2 Adshead Close, Manchester, M22 9RR
520 Greenwood Road, Manchester, M22 9RF
525 Greenwood Road, Manchester, M22 9RE
527 Greenwood Road, Manchester, M22 9RE
523 Greenwood Road, Manchester, M22 9RE
Flat 14, 539 Greenwood Road, Manchester, M22 9RE
529 Greenwood Road, Manchester, M22 9RE
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Flat 7, 539 Greenwood Road, Manchester, M22 9RE
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Flat 6, 539 Greenwood Road, Manchester, M22 9RE
Flat 2, 539 Greenwood Road, Manchester, M22 9RE
Flat 4, 539 Greenwood Road, Manchester, M22 9RE
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Flat 1, 539 Greenwood Road, Manchester, M22 9RE
Flat 19, 539 Greenwood Road, Manchester, M22 9RE
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14 Peterswood Close, Manchester, M22 9RQ
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28 Foxlair Road, Manchester, M22 9RN
32 Foxlair Road, Manchester, M22 9RJ
36 Foxlair Road, Manchester, M22 9RJ
34 Foxlair Road, Manchester, M22 9RJ
34a, Foxlair Road, Manchester, M22 9RJ
36a, Foxlair Road, Manchester, M22 9RJ
32a, Foxlair Road, Manchester, M22 9RJ
Flat 20, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
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Flat 11, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
Flat 6, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
Flat 24, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
Flat 25, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
Flat 1, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
Flat 8, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
Flat 10, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
Flat 4, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
Flat 3, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
Flat 19, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
Flat 9, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
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Flat 22, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ

Flat 26, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
Flat 7, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
9 Peterswood Close, Manchester, M22 9RP
7 Peterswood Close, Manchester, M22 9RP
School House, Poundswick High School, Greenwood Road, Manchester, M22 9RE
53 Foxlair Road, Manchester, M22 9RL
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541 Greenwood Road, Manchester, M22 9RE
9 Adshead Close, Manchester, M22 9RR
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3 Adshead Close, Manchester, M22 9RR
Flat 21, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
Flat 14, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
Flat 23, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
Flat 17, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
Flat 27, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
Flat 2, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
Flat 5, Foxlair Court, 38 Foxlair Road, Manchester, M22 9RJ
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32 Greatfield Road, Manchester, M22 9RX
17 Greatfield Road, Manchester, M22 9RU
428 Greenwood Road, Manchester, M22 9RT
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28 Greatfield Road, Manchester, M22 9RX
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34 Mottershead Road, Manchester, M22 9GN
32 Mottershead Road, Manchester, M22 9GN
30 Mottershead Road, Manchester, M22 9GN
104 Gladeside Road, Manchester, M22 9GT
102 Gladeside Road, Manchester, M22 9GT
Flat 24, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 25, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 27, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 26, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 28, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 29, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 30, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 31, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU

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77 Mottershead Road, Manchester, M22 9QG
94 Gladeside Road, Manchester, M22 9GT
75 Mottershead Road, Manchester, M22 9QG
92 Gladeside Road, Manchester, M22 9GG
468 Greenwood Road, Manchester, M22 9RS
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466 Greenwood Road, Manchester, M22 9RT
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464 Greenwood Road, Manchester, M22 9RT
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462 Greenwood Road, Manchester, M22 9RT
47 Greatfield Road, Manchester, M22 9RZ
45 Greatfield Road, Manchester, M22 9RZ
460 Greenwood Road, Manchester, M22 9RT
458 Greenwood Road, Manchester, M22 9RT
456 Greenwood Road, Manchester, M22 9RT
454 Greenwood Road, Manchester, M22 9RT
43 Greatfield Road, Manchester, M22 9RU
452 Greenwood Road, Manchester, M22 9RT
41 Greatfield Road, Manchester, M22 9RU
450 Greenwood Road, Manchester, M22 9RT
39 Greatfield Road, Manchester, M22 9RU
448 Greenwood Road, Manchester, M22 9RT
12 Robertscroft Close, Manchester, M22 9GL
21 Robertscroft Close, Manchester, M22 9GL
14 Robertscroft Close, Manchester, M22 9GL
32 Robertscroft Close, Manchester, M22 9GL
30 Robertscroft Close, Manchester, M22 9GL
16 Robertscroft Close, Manchester, M22 9GL
28 Robertscroft Close, Manchester, M22 9GL
26 Robertscroft Close, Manchester, M22 9GL
24 Robertscroft Close, Manchester, M22 9GL
40 Mottershead Road, Manchester, M22 9GN
18 Robertscroft Close, Manchester, M22 9GL
22 Robertscroft Close, Manchester, M22 9GL
42 Mottershead Road, Manchester, M22 9GN
20 Robertscroft Close, Manchester, M22 9GL
44 Mottershead Road, Manchester, M22 9GN
64 Mottershead Road, Manchester, M22 9GW
62 Mottershead Road, Manchester, M22 9GW
54 Mottershead Road, Manchester, M22 9GN
56 Mottershead Road, Manchester, M22 9GN
60 Mottershead Road, Manchester, M22 9GN
58 Mottershead Road, Manchester, M22 9GN
89 Mottershead Road, Manchester, M22 9QG
87 Mottershead Road, Manchester, M22 9QG
91 Mottershead Road, Manchester, M22 9QG
93 Mottershead Road, Manchester, M22 9QG
85 Mottershead Road, Manchester, M22 9QG

83 Mottershead Road, Manchester, M22 9QG
Flat 2, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 13, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 1, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 12, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
81 Mottershead Road, Manchester, M22 9QG
Flat 14, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 3, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
7 Peartree Walk, Manchester, M22 9QW
6 Peartree Walk, Manchester, M22 9QW
5 Peartree Walk, Manchester, M22 9QW
4 Peartree Walk, Manchester, M22 9QW
3 Peartree Walk, Manchester, M22 9QW
26 Topfield Road, Manchester, M22 9QN
28 Topfield Road, Manchester, M22 9QN
30 Topfield Road, Wythenshawe, Manchester, M22 9QN
32 Topfield Road, Manchester, M22 9QN
2 Peartree Walk, Manchester, M22 9QW
34 Topfield Road, Manchester, M22 9QN
1 Peartree Walk, Manchester, M22 9QW
36 Topfield Road, Manchester, M22 9QN
38 Topfield Road, Manchester, M22 9QN
40a, Topfield Road, Manchester, M22 9QN
40c, Topfield Road, Manchester, M22 9QN
40b, Topfield Road, Manchester, M22 9QN
40 Topfield Road, Manchester, M22 9QN
23 Topfield Road, Manchester, M22 9QL
21 Topfield Road, Manchester, M22 9QL
25 Topfield Road, Manchester, M22 9QL
19 Topfield Road, Manchester, M22 9QL
27 Topfield Road, Manchester, M22 9QL
29 Topfield Road, Manchester, M22 9QL
17 Topfield Road, Manchester, M22 9QL
1 Robertscroft Close, Manchester, M22 9GL
31 Topfield Road, Manchester, M22 9QL
15 Topfield Road, Manchester, M22 9QL
3 Robertscroft Close, Manchester, M22 9GL
4 Robertscroft Close, Manchester, M22 9GL
5 Robertscroft Close, Manchester, M22 9GL
6 Robertscroft Close, Manchester, M22 9GL
15 Robertscroft Close, Manchester, M22 9GL
7 Robertscroft Close, Manchester, M22 9GL
13 Robertscroft Close, Manchester, M22 9GL
8 Robertscroft Close, Manchester, M22 9GL
17 Robertscroft Close, Manchester, M22 9GL
11 Robertscroft Close, Manchester, M22 9GL
9 Robertscroft Close, Manchester, M22 9GL
10 Robertscroft Close, Manchester, M22 9GL
19 Robertscroft Close, Manchester, M22 9GL
94 Greatfield Road, Manchester, M22 9RY
70 Greatfield Road, Manchester, M22 9RY
72 Greatfield Road, Manchester, M22 9RY
92 Greatfield Road, Manchester, M22 9RY

90 Greatfield Road, Manchester, M22 9RY
96 Greatfield Road, Manchester, M22 9RY
42 Greatfield Road, Manchester, M22 9RX
74 Greatfield Road, Manchester, M22 9RY
66 Greatfield Road, Manchester, M22 9RX
68 Greatfield Road, Manchester, M22 9RX
44 Greatfield Road, Manchester, M22 9RX
98 Greatfield Road, Manchester, M22 9RY
100 Greatfield Road, Manchester, M22 9RY
102 Greatfield Road, Manchester, M22 9RY
86 Greatfield Road, Manchester, M22 9RY
88 Greatfield Road, Manchester, M22 9RY
104 Greatfield Road, Manchester, M22 9RY
64 Greatfield Road, Manchester, M22 9RX
40 Greatfield Road, Manchester, M22 9RX
46 Greatfield Road, Manchester, M22 9RX
84 Greatfield Road, Manchester, M22 9RY
82 Greatfield Road, Manchester, M22 9RY
78 Greatfield Road, Manchester, M22 9RY
76 Greatfield Road, Manchester, M22 9RY
80 Greatfield Road, Manchester, M22 9RY
24 Greatfield Road, Manchester, M22 9RX
26 Greatfield Road, Manchester, M22 9RX
62 Greatfield Road, Manchester, M22 9RX
60 Greatfield Road, Manchester, M22 9RX
36 Greatfield Road, Manchester, M22 9RX
124 Gladeside Road, Manchester, M22 9GT
122 Gladeside Road, Manchester, M22 9GT
120 Gladeside Road, Manchester, M22 9GT
118 Gladeside Road, Manchester, M22 9GT
Flat 33, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 34, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
116 Gladeside Road, Manchester, M22 9GT
Flat 35, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 36, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 38, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 37, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 17, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
114 Gladeside Road, Manchester, M22 9GT
Flat 40, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
Flat 39, Kenneth Collins Court, Mottershead Road, Manchester, M22 9QU
112 Gladeside Road, Manchester, M22 9GT
110 Gladeside Road, Manchester, M22 9GT
108 Gladeside Road, Manchester, M22 9GT
106 Gladeside Road, Manchester, M22 9GT
465 Greenwood Road, Manchester, M22 9RB
467 Greenwood Road, Manchester, M22 9RB
461 Greenwood Road, Manchester, M22 9RB
463 Greenwood Road, Manchester, M22 9RB
14 Peartree Walk, Manchester, M22 9QW
469 Greenwood Road, Manchester, M22 9RB
473 Greenwood Road, Manchester, M22 9RD
471 Greenwood Road, Manchester, M22 9RD

475 Greenwood Road, Manchester, M22 9RD
13 Peartree Walk, Manchester, M22 9QW
477 Greenwood Road, Manchester, M22 9RD
479 Greenwood Road, Manchester, M22 9RD
459 Greenwood Road, Manchester, M22 9RB
12 Peartree Walk, Manchester, M22 9QW
11 Peartree Walk, Manchester, M22 9QW
457 Greenwood Road, Manchester, M22 9RB
481 Greenwood Road, Manchester, M22 9RD
10 Peartree Walk, Manchester, M22 9QW
495 Greenwood Road, Manchester, M22 9RD
9 Peartree Walk, Manchester, M22 9QW
483 Greenwood Road, Manchester, M22 9RD
453 Greenwood Road, Manchester, M22 9RB
455 Greenwood Road, Manchester, M22 9RB
8 Peartree Walk, Manchester, M22 9QW
73 Greatfield Road, Manchester, M22 9RZ
75 Greatfield Road, Manchester, M22 9RZ
77 Greatfield Road, Manchester, M22 9RZ
488 Greenwood Road, Manchester, M22 9RS
65 Greatfield Road, Manchester, M22 9RZ
486 Greenwood Road, Manchester, M22 9RS
63 Greatfield Road, Manchester, M22 9RZ
484 Greenwood Road, Manchester, M22 9RS
482 Greenwood Road, Manchester, M22 9RS
61 Greatfield Road, Manchester, M22 9RZ
59 Greatfield Road, Manchester, M22 9RZ
478 Greenwood Road, Manchester, M22 9RS
480 Greenwood Road, Manchester, M22 9RS
474 Greenwood Road, Manchester, M22 9RS
476 Greenwood Road, Manchester, M22 9RS
57 Greatfield Road, Manchester, M22 9RZ
472 Greenwood Road, Manchester, M22 9RS
55 Greatfield Road, Manchester, M22 9RZ
470 Greenwood Road, Manchester, M22 9RS
46 Longhope Road, Manchester, M22 1UP
48 Longhope Road, Manchester, M22 1UP
40 Longhope Road, Manchester, M22 1UP
42 Longhope Road, Manchester, M22 1UP
44 Longhope Road, Manchester, M22 1UP
5 Portway, Manchester, M22 1UA
3 Portway, Manchester, M22 1UA
6 Durnford Walk, Manchester, M22 1WU
4 Durnford Walk, Manchester, M22 1WU
1 Portway, Manchester, M22 1UA
2 Durnford Walk, Manchester, M22 1WU
546 Greenwood Road, Manchester, M22 9RF

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