Hulme Ward	Application Number	Date of Appln	Committee Date
	085071/FO/2007/S1	8th Apr 2008	26th Jun 2008

Proposal Erection of a part 11 storey/part 7 storey building comprising 42 self-contained flats with 41 parking spaces in basement, ground floor and mezannine floor following demolition of existing public house

Location The Gamecock, Boundary Lane, Hulme, Manchester, Manchester, M15 6GE

Applicant Zeagham Ahmad Property Barrowford, C/o Agent

Agent S W Foulkes Architects 160-164 Wellington Road, Withington, Manchester, M20 3FU

Description

Members, at their meeting of 29th May 2008, deferred consideration of this application in order to visit the site.

The application relates to a rectangular site of 0.086 hectares at the junction of Boundary Lane and Booth Street West. The site is occupied by a vacant two storey former public house with associated car parking and landscaping. Access to the car park is from an access road off Boundary Lane shared with Cooper House. There are four trees on the site, two of which are subject to a Tree Preservation Order.

To the south of the site, separated by the shared access road, is Cooper House, a ten storey Housing Association flat development. To the east is a landscaped car park for Cooper House, set within which are a number of trees close to the common site boundary. Beyond the car park is the Foyer, a mixed development comprising health care, and commercial uses on the ground floor with fours floors of flats above. Facing the site across Booth Street West and behind an area of landscaped amenity space is Hopton Court, a nine storey block of flats. Across Boundary Lane to the west are modern two, three and four storey developments constructed as part of the regeneration of Hulme.

It is proposed to erect a contemporary styled building with frontages to both Boundary Lane and Booth Street West. The 11 storey element would occupy the corner of the site to form a focal point and the lower 7 storey elements will form the frontages to the adjacent roads. The accommodation, of which 50% of which would be aimed at key workers through shared ownership.

The accommodation would comprise all two bedroom apartments, two on each of the ground, seventh and eighth floors and six on floors one to six. A lift would be provided and all the flats are capable of being made fully accessible. Car parking for 41 vehicles will be provided, including 2 disabled spaces, comprising 11 spaces at ground level, in the basement would be 14 spaces and a further 16 spaces on a mezzanine floor. The basement and mezzanine levels would be accessed by car lift.

The tenth and eleventh floors are part of the corner feature and accommodate plant. The mezzanine and eleventh floors are not full height. The ground floor has active frontages to Boundary lane and this frontage is set behind a landscaped area.

Of the four trees on this frontage two are lost to the development one being the subject of the Tree Preservation Order. The Booth Street West frontage has a shallow strip of defensive planting. Amenity space for residents is provided by communal decks on the first to sixth floors. A pedestrian entrance is provided from Boundary Lane and vehicular access is from the access road shared with Cooper House.

Consultations

Local residents - Nine letters have been received from local residents objecting to the proposed development and one supporting it. Residents concerns are summarised below: -

1. The actual building works would cause a loss of amenity to residents of Cooper House.

2. The area has become saturated with private flats, some of which remain vacant there is no need for additional flats.

3. The proposed development will block light to Cooper House and obstruct views out, resulting in the residents feeling blocked in.

4. Concern was expressed that the letters were received late thus reducing the time for residents to comment.

5. The amount of accommodation proposed and the size of the building is excessive. This is clearly an overdevelopment of the site that will have a negative impact on the area.

6. The are no leisure or community facilities planned as part of the scheme and the proposal will therefore add no benefit to the area.

7. There is insufficient parking for the development.

8. How will the building managers clean and repair it. There is minimal space for waste management and recycling.

9. Do the plans meet safety and security requirements.

10. The development will cause a loss of daylight to Hopton Court.

11. How can the development be justified when there is so little green space in the area.

12. The increased traffic will be a danger to children using Trinity High.

13. The development is economically risky in the current climate and is likely to be abandoned.

14. The access road to too narrow to accommodate the extra traffic.

15. There will be more parking on the surrounding streets which are already heavily congested and visibility is often impaired by parked vehicles which impacts on highway safety.

16. During construction delivery vehicles will block the streets when delivering materials.

17. How much disruption and inconvenience will be caused during construction by such activities as pile driving.

18. Will the additional properties have an adverse impact on electricity supplies.

19. This is one of the last pubs in the area and its demolition will be a loss to the community.

20. The building appears to have been thoughtfully designed and will be an asset to the area.

21. The site is too close to Cooper House for a development of more than three stories.

22. If the proposed development is approved the planners will have broken their promise to learn the lessons of the earlier redevelopment of Hulme and not to build any more tower blocks.

Following amendments to the original scheme local residents were re notified and given a further opportunity to comment. No new representations were received.

Residents Groups - Cooper House Residents Group have submitted a 64 name petition, representing approximately 76% of the flats within Cooper House, objecting to the proposed development for the following reasons:-

-lack of demand for flats, currently 25% of flats are vacant

-the development is economically risky in the current climate

-the development will reduce light to Cooper House

-the access road will not support two way traffic

-the additional traffic will resided in an increased risk of accidents

-the construction will cause disruption in the area

-there will be increased pressure on the local infrastructure

-the development could weaken the structural integrity of Cooper House

-can the local power infrastructure/substation support another building of this size

-residents are not reassured the developer will stick to the plans.

Aquarius Tenants and Residents Association have written on behalf of the residents of Hopton Court. They object to the proposed development as the area is already overdeveloped and there is no room left for anything else.

Members of Parliament - The Right Honourable Sir Gerald Kaufman MP has expressed his support for the proposed development.

Greater Manchester Police Architectural Liaison Unit - The car park should be enclosed with railings and automatic sliding gates. Any ventilation grills to the ground floor flats should be robust and internally fixed to prevent removal.

Greater Manchester Police Crime Reduction Unit - In concerned about the potential for ground floor windows to be attacked and recommend the fitting of decorative restrictors to prevent unauthorised access.

Hulme Manager, Regeneration South - The application for the redevelopment of the former Public House site is to be welcomed. The provision of affordable homes within the ward has been identified as a priority and as the scheme will deliver a significant proportion of homes under a shared ownership scheme it will have immediate benefit for the community.

Head of Engineering Services - No objection in principle. Concerns about the original design of the disabled parking bays, amended in the revised scheme, as was the shortfall in parking. There are no issues with the use of a car lift as there is adequate space within the site to wait. Any work to or close to the adopted highway will require re-instatement. The projection over the highway is within permissible limits. A license will be required.

Issues

Unitary Development Plan - The relevant policies are H2.2 which seeks to protect the amenity of surrounding residents from the adverse impact of developments, H2.7 which requires new developments to be of a high standard of design, policy E2.6 which seeks to prevent where ever possible the loss of trees, policy E3.2 seeks to reduce the problem of small derelict site and buildings by encouraging redevelopment, policy E3.5 says that the council will promote measures that will lead to a safer environment,

Regional Planning Guidance (RPG13)(2003) - Policy DP1 advises that economy in the use of land and buildings is required. New development should be located so as to make the most efficient use of land, promote appropriate mixes of uses within a site and its wider neighbourhood, make efficient use of transport facilities and assist people to meet their needs locally. The proposal makes use of previously developed land within close proximity to Chorlton District Shopping Centre and links into the local public transport network. It is therefore considered that the proposal generally complies with this policy.

Policy DP3 states that new development must demonstrate good design quality and respect for its setting, including the integration of new development with surrounding land use, taking into account the setting, quality, distinctiveness and heritage of the environment and the use of sympathetic materials, more eco-friendly and adaptable buildings and community safety and "designing out crime".

Policy UR4 establishes targets for the recycling of land and buildings. It sets a target of achieving 90% within Manchester between 1996 and 2016. This proposal is in accordance with the aims of Policy UR4.

Principle - The site is located between Boundary Lane and Oxford Road in an area that is typified by modern high rise high density residential developments. The broad principle of redeveloping the site with such a use is therefore acceptable.

Disabled Access - Al the flats within the proposed development are capable of being made fully accessible and the building would be equipped with a lift. There would also be two dedicated disabled parking spaces. In light of the comments from Engineering Services these have been modified.

Crime and Disorder - The Crime Impact Statement identifies typical security issues for a development of this nature , these are:-

-Acts of theft and criminal damage during the construction period,

- Burglary of dwellings

- theft of and from parked vehicles

- unauthorised access to buildings/private space

- damage to building fabric

- bogus callers

The scheme has been modified in response to the comments of the Crime Reduction Officer and now incorporated concertina security grills the outward facing windows on the ground floor. The car park is gated and enclosed as requested by the Architectural Liaison Officer. The scheme is capable of achieving Secured By Design Accreditation.

Housing Pipeline Report - In response to growing concerns about the number of flats being built the executive approved a new approach to residential developments. This new approach establishes the principle that high density flat developments are acceptable in principle in the City Centre, fringe areas and regeneration areas. This site lies on the fringe of the centre and is within the Hulme Regeneration area, the principle of a high density flats scheme is therefore in line with the City Council's current approach to such developments.

Site Layout - The layout of the site achieves the objectives of the Guide to Development in Manchester in that there is an active ground floor, the development fronts the streets which parking is addressed in an innovative manner that means it does not dominate the development. Overall the site layout is appropriate to this location.

Scale and Architectural Massing - The area to the east of Boundary Lane is typified by high rise buildings, though neither Cooper House or Hopton Court are as high as the proposed development. However, the design of the proposed building is influenced by its height and massing and to reduce these would undermine the architectural quality of the proposed building. Ultimately it is only the corner element that is higher and the proposed building steps down to below the level of Cooper House. The scale and architectural massing of the building are a product of the need to design a landmark building on the site and are therefore deemed to be acceptable in this location.

Overdevelopment - The amount of accommodation a site can accommodate is subjective and includes such considerations as the nature of other developments in the area, the adequacy of the car parking for the amount accommodation and the provision of an appropriate amount of amenity space. In this case this is a well designed building with appropriate levels of amenity space and parking for the amount of accommodation proposed. Given the high density nature of this part of Hulme the proposal is not considered to be an overdevelopment.

Design - The proposed building is of a contemporary style, designed to form a strong focal point at the junction of Booth Street West and Boundary Lane. The building is positioned on the outside of a gentle curve In Boundary lane, making all the more prominent and emphasising the need for high quality design. The proposed building achieves this.

Trees - Two trees within the site would be lost to the development one of which is subject to a Tree Preservation Order. The tree survey identifies them as being of low quality and value. The Tree Preservation order being made because there are few trees in the area and therefore there impact is all the greater. It is proposed should permission be granted to make a payment for the provision of street trees. The sum involved will provide significantly more than the two trees lost. This approach is in line with the City Council's tree strategy. The remaining trees on the site and on the adjoining site should not be adversely affected by the development but will require protection during construction. An appropriate condition is proposed.

Sustainability - The proposed development is in a sustainable location with good access to public transport and the facilities on offer within the City Centre. The scheme itself will incorporate solar powered communal lighting, carbon reducing car sharing scheme, communal rainwater harvesting and improved construction u-values.

Affordability - The proposed development is close to the centres of education and healthcare in the south of the City and the developer is prepared to enter into an agreement whereby 50% of the flats will be made available through a shared ownership scheme with a Registered Social Landlord to key health and education workers. The City Councils emerging policy for affordable housing would normally require 20% of the accommodation to be affordable, 15% through shared ownership and 5% social rented. However, given the amount of social rented in the area this is not considered a necessary part of this development. Overall the proposal substantially exceeds the current requirements for affordable housing.

Impact on Residential Amenity - The proposed development is in excess of 40 metres away from Hopton Court and is therefore unlikely to have any significant impact on that property. In terms of its impact on Cooper House the proposed development is due north and will not therefore interfere with direct sunlight. The building itself at its closest is 21 metres from Cooper House, though this increases to 26 metres from the seventh floor upwards. This relates to 12 metres of the 30 metre front of the building that faces Cooper House. The remaining 18 metres are in excess of 30 metres from Cooper House. The Head of Planning believes that this is sufficiently far for the proposed building not to have an overbearing impact on the amenity of the residents of Cooper House, whilst the distances involved are in line with nationally accepted standard for privacy. Whilst the proposed development will impact on some of the residents of Cooper House it is not so significant as to justify refusing permission.

Car Parking - The scheme as originally submitted contained less than 50% car parking for the future residents. This has been addressed by the addition of a basement car park bringing the total up to 41 spaces, one less than the number of flats. The developers has negotiated for one of the spaces to accommodate a club car to which the residents will have access. The amount of parking proposed for the development is therefore considered acceptable.

Access - Pedestrian access is from Boundary Lane which in line with the principles set out in the Guide to Development and will help encourage people not to use their car for short journeys by providing an exit that does not lead through the car park. Vehicular access is from a short cul-de sac that serves only the proposed development and Cooper House. It is not an adopted highway and the entrance to Cooper House and the proposed development are gated. Engineering Services have raised no issues with this arrangement.

Amenity Space - The provision of decked amenity space across several floors means that is will be located close to the apartments and is therefore more likely to be used, particularly by residents with mobility problems. It is well located on the south elevation. The amount of amenity space is therefore considered acceptable.

Refuse storage - Is provided at ground floor level within the building close to the lift shaft and stair well.

S106 Agreement - Should the Committee be of a mind to approve this application the developer will enter into a legally binding agreement relating to affordable housing, the provision a car club vehicle and a sum of money for the provision of street trees in the area.

Television reception - as with all developments above 4 storeys there is a potential for a loss of television reception and an appropriate condition is proposed should permission be granted.

Conclusion - This is a well designed development that accords with the City Council's existing and emerging policies particularly in terms of affordability.

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 signing of an agreement under section 106 of the act relating to the provision of affordable housing, a car club vehicle and the payment of a sum of money to be spent on the provision of street trees in the area on the basis that the proposal is in accord with the City Council's Unitary Development Plan in particular policies H2.2 which seeks to protect the amenity of residents from the adverse impact of developments, H2.7 which requires new developments to be of a high standard of design, policy E2.6 which seeks to prevent where ever possible the loss of trees, policu E3.2 seeks to reduce the problem of small derelict site and buildings by encouraging redevelopment, policy E3.5 says that the council will promote measures that will lead to a safer environment, and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

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

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

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

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policy H2.2 and H2.7 of the Unitary Development Plan for the City of Manchester.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: 611.08-P02, P03A, P04, P06, P07, P08 P09, P10, P11, P12, P13, P15, P16, P17, P18, 835-01, 02A, and 03A

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 and H2.7 of the Manchester Unitary Development Plan.

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

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, policies ER13 and DP3 of Regional Planning Guidance for the North West (RPG13) and the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

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

Reason - To ensure that there is adequate 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.

6) The hard and soft landscaping scheme approved by the City Council as local planning authority shown on drawing ref 835-03A, 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 and H2.7 of the Unitary Development Plan for the City of Manchester.

7) The development shall not be occupied unless accreditation, confirming achievement of the Secured by Design standards in respect of the development has been issued by Greater Manchester Police, unless otherwise agreed in writing by City Council as local planning authority.

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".

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

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

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

(c) Assess the impact of the development on television signal reception within the potential impact area identified in above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (b) above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

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

10) 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.

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

Reason - To ensure that there is adequate provision for the storage of refuse pursuant to policy H2.2 of the Unitary Developement Plan for the City of Manchester

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 085071/FO/2007/S1 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

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

Chief Executive's Landscape Practice Group
Engineering Services
Environmental Health
Greater Manchester Police
South Manchester Regeneration
Judith Sadler, Crime Reduction Officer
Environmental Health
Chief Executive's Landscape Practice Group
South Manchester Regeneration
Engineering Services
Judith Sadler, Crime Reduction Officer
Greater Manchester Police
2b, Freeman Square, Manchester, M15 6XJ
2c, Freeman Square, Manchester, M15 6XJ
2d, Freeman Square, Manchester, M15 6XJ
2e, Freeman Square, Manchester, M15 6XJ
2f, Freeman Square, Manchester, M15 6XJ
3b, Freeman Square, Manchester, M15 6XJ
3c, Freeman Square, Manchester, M15 6XJ
3d, Freeman Square, Manchester, M15 6XJ
3e, Freeman Square, Manchester, M15 6XJ
8b, Freeman Square, Manchester, M15 6XJ
18b, Freeman Square, Manchester, M15 6XJ
18c, Freeman Square, Manchester, M15 6XJ
18d, Freeman Square, Manchester, M15 6XJ
The M G M Group, PO Box 421, Manchester, M15 6WB

Victoria Hall, 28 Higher Cambridge Street, Manchester, M15 6AA
Flat 1d, Briarfield Hall, 81 Boundary Lane, Manchester, M15 6EH
Flat 2d, Briarfield Hall, 81 Boundary Lane, Manchester, M15 6EH
Flat 3d, Briarfield Hall, 81 Boundary Lane, Manchester, M15 6EH
Flat 4d, Briarfield Hall, 81 Boundary Lane, Manchester, M15 6EH
Flat 5d, Briarfield Hall, 81 Boundary Lane, Manchester, M15 6EH
Flat 6d, Briarfield Hall, 81 Boundary Lane, Manchester, M15 6EH
Flat 7d, Briarfield Hall, 81 Boundary Lane, Manchester, M15 6EH
Flat 8d, Briarfield Hall, 81 Boundary Lane, Manchester, M15 6EH
Flat 1e, Briarfield Hall, 83 Boundary Lane, Manchester, M15 6EH
Flat 2e, Briarfield Hall, 83 Boundary Lane, Manchester, M15 6EH
Flat 3e, Briarfield Hall, 83 Boundary Lane, Manchester, M15 6EH
Flat 4e, Briarfield Hall, 83 Boundary Lane, Manchester, M15 6EH
Flat 5e, Briarfield Hall, 83 Boundary Lane, Manchester, M15 6EH
Flat 6e, Briarfield Hall, 83 Boundary Lane, Manchester, M15 6EH
Flat 7e, Briarfield Hall, 83 Boundary Lane, Manchester, M15 6EH
Flat 8e, Briarfield Hall, 83 Boundary Lane, Manchester, M15 6EH
Flat 1a, Briarfield Hall, 4 Rosamond Street, Manchester, M15 6EB
94c, Boundary Lane, Manchester, M15 6FD
94d, Boundary Lane, Manchester, M15 6FD
94e, Boundary Lane, Manchester, M15 6FD
94f, Boundary Lane, Manchester, M15 6FD
94b, Boundary Lane, Manchester, M15 6FD
Flat 1, Hopton Court, Booth Street West, Manchester, M15 6EP
Flat 10, Hopton Court, Booth Street West, Manchester, M15 6EP
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Flat 65, Hopton Court, Booth Street West, Manchester, M15 6EP
Flat 66, Hopton Court, Booth Street West, Manchester, M15 6EP
Flat 67, Hopton Court, Booth Street West, Manchester, M15 6EP
Flat 68, Hopton Court, Booth Street West, Manchester, M15 6EP
Flat 69, Hopton Court, Booth Street West, Manchester, M15 6EP
Flat 7, Hopton Court, Booth Street West, Manchester, M15 6EP
Flat 70, Hopton Court, Booth Street West, Manchester, M15 6EP
Flat 8, Hopton Court, Booth Street West, Manchester, M15 6EP
Flat 9, Hopton Court, Booth Street West, Manchester, M15 6EP
Flat 1, Meredith Court, 2 Epsley Close, Manchester, M15 6DZ
Flat 10, Meredith Court, 2 Epsley Close, Manchester, M15 6DZ
Flat 11, Meredith Court, 2 Epsley Close, Manchester, M15 6DZ
Flat 12, Meredith Court, 2 Epsley Close, Manchester, M15 6DZ
Flat 13, Meredith Court, 2 Epsley Close, Manchester, M15 6DZ

Flat 14, Meredith Court, 2 Epsley Close, Manchester, M15 6DZ
Flat 15, Meredith Court, 2 Epsley Close, Manchester, M15 6DZ
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Flat 4, Meredith Court, 2 Epsley Close, Manchester, M15 6DZ
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Flat 69, Meredith Court, 2 Epsley Close, Manchester, M15 6DZ
Flat 7, Meredith Court, 2 Epsley Close, Manchester, M15 6DZ
Flat 70, Meredith Court, 2 Epsley Close, Manchester, M15 6DZ
Flat 8, Meredith Court, 2 Epsley Close, Manchester, M15 6DZ
Flat 9, Meredith Court, 2 Epsley Close, Manchester, M15 6DZ
Flat 1, Cooper House, Camelford Close, Manchester, M15 6DX
Flat 2, Cooper House, Camelford Close, Manchester, M15 6DX
Flat 3, Cooper House, Camelford Close, Manchester, M15 6DX
Flat 4, Cooper House, Camelford Close, Manchester, M15 6DX
Flat 5, Cooper House, Camelford Close, Manchester, M15 6DX
Flat 6, Cooper House, Camelford Close, Manchester, M15 6DX
Flat 7, Cooper House, Camelford Close, Manchester, M15 6DX
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Flat 87, Cooper House, Camelford Close, Manchester, M15 6DX
Flat 88, Cooper House, Camelford Close, Manchester, M15 6DX
Flat 89, Cooper House, Camelford Close, Manchester, M15 6DX
Flat 90, Cooper House, Camelford Close, Manchester, M15 6DX
International Pentecostal City Mission Church, 34 Epping Street, Manchester, M15 6LF
40 Epping Street, Manchester, M15 6LF
42 Epping Street, Manchester, M15 6LF
44 Epping Street, Manchester, M15 6LF
46 Epping Street, Manchester, M15 6LF
48 Epping Street, Manchester, M15 6LF
52 Epping Street, Manchester, M15 6LF
54 Epping Street, Manchester, M15 6LF
56 Epping Street, Manchester, M15 6LF
58 Epping Street, Manchester, M15 6LF
1 Ruby Street, Manchester, M15 6RS
3 Ruby Street, Manchester, M15 6RS
5 Ruby Street, Manchester, M15 6RS
7 Ruby Street, Manchester, M15 6RS
9 Ruby Street, Manchester, M15 6RS
2 Ruby Street, Manchester, M15 6RS
4 Ruby Street, Manchester, M15 6RS
6 Ruby Street, Manchester, M15 6RS
8 Ruby Street, Manchester, M15 6RS
10 Ruby Street, Manchester, M15 6RS
12 Ruby Street, Manchester, M15 6RS
14 Ruby Street, Manchester, M15 6RS
1 Salutation Street, Manchester, M15 6SS
3 Salutation Street, Manchester, M15 6SS
5 Salutation Street, Manchester, M15 6SS
7 Salutation Street, Manchester, M15 6SS
1 Millbeck Street, Manchester, M15 6TB
3a, Millbeck Street, Manchester, M15 6TB
1 Freeman Square, Manchester, M15 6XJ
3a, Freeman Square, Manchester, M15 6XJ
5 Freeman Square, Manchester, M15 6XJ
7 Freeman Square, Manchester, M15 6XJ
9 Freeman Square, Manchester, M15 6XJ
11 Freeman Square, Manchester, M15 6XJ
13 Freeman Square, Manchester, M15 6XJ
15 Freeman Square, Manchester, M15 6XJ
Flat 1, 17 Freeman Square, Manchester, M15 6XJ
2a, Freeman Square, Manchester, M15 6XJ
4 Freeman Square, Manchester, M15 6XJ
6 Freeman Square, Manchester, M15 6XJ

8a, Freeman Square, Manchester, M15 6XJ
10 Freeman Square, Manchester, M15 6XJ
12 Freeman Square, Manchester, M15 6XJ
14 Freeman Square, Manchester, M15 6XJ
The Guiness Trust, 16 Freeman Square, Manchester, M15 6XJ
18a, Freeman Square, Manchester, M15 6XJ
1 Fenwick Street, Manchester, M15 6XL
3 Fenwick Street, Manchester, M15 6XL
5 Fenwick Street, Manchester, M15 6XL
7 Fenwick Street, Manchester, M15 6XL
9 Fenwick Street, Manchester, M15 6XL
2 Fenwick Street, Manchester, M15 6XL
4 Fenwick Street, Manchester, M15 6XL
6 Fenwick Street, Manchester, M15 6XL
The Gamecock, Boundary Lane, Manchester, M15 6GE
Dolly Tub Launderette, 1 Bonsall Street, Manchester, M15 6DR
80 Boundary Lane, Manchester, M15 6FD
82 Boundary Lane, Manchester, M15 6FD
86 Boundary Lane, Manchester, M15 6FD
88 Boundary Lane, Manchester, M15 6FD
90 Boundary Lane, Manchester, M15 6FD
94a, Boundary Lane, Manchester, M15 6FD
96 Boundary Lane, Manchester, M15 6FD
98 Boundary Lane, Manchester, M15 6FD
100 Boundary Lane, Manchester, M15 6FD
102 Boundary Lane, Manchester, M15 6FD
104e, Boundary Lane, Manchester, M15 6FD
106 Boundary Lane, Manchester, M15 6FD
108 Boundary Lane, Manchester, M15 6FD
110 Boundary Lane, Manchester, M15 6FD
112 Boundary Lane, Manchester, M15 6FD
84a, Boundary Lane, Manchester, M15 6FD
84b, Boundary Lane, Manchester, M15 6FD
92a, Boundary Lane, Manchester, M15 6FD
92b, Boundary Lane, Manchester, M15 6FD
92c, Boundary Lane, Manchester, M15 6FD
92d, Boundary Lane, Manchester, M15 6FD
2 Millbeck Street, Manchester, M15 6TB
6 Millbeck Street, Manchester, M15 6TB
4a, Millbeck Street, Manchester, M15 6TB
4b, Millbeck Street, Manchester, M15 6TB
8 Fenwick Street, Manchester, M15 6XL
10 Fenwick Street, Manchester, M15 6XL
12 Fenwick Street, Manchester, M15 6XL
14a, Fenwick Street, Manchester, M15 6XL
14b, Fenwick Street, Manchester, M15 6XL
14c, Fenwick Street, Manchester, M15 6XL
14d, Fenwick Street, Manchester, M15 6XL
Flat 2, 17 Freeman Square, Manchester, M15 6XJ

Flat 3, 17 Freeman Square, Manchester, M15 6XJ
Flat 4, 17 Freeman Square, Manchester, M15 6XJ
Flat 5, 17 Freeman Square, Manchester, M15 6XJ
Flat 6, 17 Freeman Square, Manchester, M15 6XJ
Flat 7, 17 Freeman Square, Manchester, M15 6XJ
Flat 8, 17 Freeman Square, Manchester, M15 6XJ
Flat 9, 17 Freeman Square, Manchester, M15 6XJ
Flat 10, 17 Freeman Square, Manchester, M15 6XJ
Flat 11, 17 Freeman Square, Manchester, M15 6XJ
Flat 12, 17 Freeman Square, Manchester, M15 6XJ
Flat 13, 17 Freeman Square, Manchester, M15 6XJ
104a, Boundary Lane, Manchester, M15 6FD
104b, Boundary Lane, Manchester, M15 6FD
104c, Boundary Lane, Manchester, M15 6FD
104d, Boundary Lane, Manchester, M15 6FD
3b, Millbeck Street, Manchester, M15 6TB
3c, Millbeck Street, Manchester, M15 6TB
3d, Millbeck Street, Manchester, M15 6TB
3e, Millbeck Street, Manchester, M15 6TB
Flat 2a, Briarfield Hall, 4 Rosamond Street, Manchester, M15 6EB
Flat 3a, Briarfield Hall, 4 Rosamond Street, Manchester, M15 6EB
Flat 4a, Briarfield Hall, 4 Rosamond Street, Manchester, M15 6EB
Flat 1b, Briarfield Hall, 6 Rosamond Street, Manchester, M15 6EB
Flat 2b, Briarfield Hall, 6 Rosamond Street, Manchester, M15 6EB
Flat 3b, Briarfield Hall, 6 Rosamond Street, Manchester, M15 6EB
Flat 4b, Briarfield Hall, 6 Rosamond Street, Manchester, M15 6EB
Flat 5b, Briarfield Hall, 6 Rosamond Street, Manchester, M15 6EB
Flat 6b, Briarfield Hall, 6 Rosamond Street, Manchester, M15 6EB
Flat 7b, Briarfield Hall, 6 Rosamond Street, Manchester, M15 6EB
Flat 8b, Briarfield Hall, 6 Rosamond Street, Manchester, M15 6EB
Flat 1c, Briarfield Hall, 8 Rosamond Street, Manchester, M15 6EB
Flat 2c, Briarfield Hall, 8 Rosamond Street, Manchester, M15 6EB
Flat 3c, Briarfield Hall, 8 Rosamond Street, Manchester, M15 6EB
Flat 4c, Briarfield Hall, 8 Rosamond Street, Manchester, M15 6EB
Flat 1h, Briarfield Hall, 10 Rosamond Street, Manchester, M15 6EB
Flat 2h, Briarfield Hall, 10 Rosamond Street, Manchester, M15 6EB
Flat 3h, Briarfield Hall, 10 Rosamond Street, Manchester, M15 6EB
Flat 4h, Briarfield Hall, 10 Rosamond Street, Manchester, M15 6EB
Flat 1g, Briarfield Hall, 12 Rosamond Street, Manchester, M15 6EB
Flat 2g, Briarfield Hall, 12 Rosamond Street, Manchester, M15 6EB
Flat 3g, Briarfield Hall, 12 Rosamond Street, Manchester, M15 6EB
Flat 4g, Briarfield Hall, 12 Rosamond Street, Manchester, M15 6EB
Flat 5g, Briarfield Hall, 12 Rosamond Street, Manchester, M15 6EB
Flat 6g, Briarfield Hall, 12 Rosamond Street, Manchester, M15 6EB
Flat 7g, Briarfield Hall, 12 Rosamond Street, Manchester, M15 6EB
Flat 8g, Briarfield Hall, 12 Rosamond Street, Manchester, M15 6EB
Flat 1f, Briarfield Hall, 14 Rosamond Street, Manchester, M15 6EB
Flat 2f, Briarfield Hall, 14 Rosamond Street, Manchester, M15 6EB
Flat 3f, Briarfield Hall, 14 Rosamond Street, Manchester, M15 6EB

Flat 4f, Briarfield Hall, 14 Rosamond Street, Manchester, M15 6EB
Flat 5f, Briarfield Hall, 14 Rosamond Street, Manchester, M15 6EB
Flat 6f, Briarfield Hall, 14 Rosamond Street, Manchester, M15 6EB
Flat 7f, Briarfield Hall, 14 Rosamond Street, Manchester, M15 6EB
Flat 8f, Briarfield Hall, 14 Rosamond Street, Manchester, M15 6EB
Flat 5a, Briarfield Hall, 4 Rosamond Street, Manchester, M15 6EB
Flat 6a, Briarfield Hall, 4 Rosamond Street, Manchester, M15 6EB
Flat 7a, Briarfield Hall, 4 Rosamond Street, Manchester, M15 6EB
Flat 8a, Briarfield Hall, 4 Rosamond Street, Manchester, M15 6EB
Gilds Associates, Higher Cambridge Street, Manchester, M15 6AD
Pappadum Chutney, Higher Cambridge Street, Manchester, M15 6AD
114 Boundary Lane, Manchester, M15 6FD
Apartment 1, 42 Higher Cambridge Street, Manchester, M15 6AP
Apartment 2, 42 Higher Cambridge Street, Manchester, M15 6AP
Apartment 3, 42 Higher Cambridge Street, Manchester, M15 6AP
Apartment 4, 42 Higher Cambridge Street, Manchester, M15 6AP
Apartment 5, 42 Higher Cambridge Street, Manchester, M15 6AP
Apartment 6, 42 Higher Cambridge Street, Manchester, M15 6AP
Apartment 7, 42 Higher Cambridge Street, Manchester, M15 6AP
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Apartment 10, 42 Higher Cambridge Street, Manchester, M15 6AP
Apartment 11, 42 Higher Cambridge Street, Manchester, M15 6AP
Apartment 12, 42 Higher Cambridge Street, Manchester, M15 6AP
Apartment 1, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 2, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 3, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 4, 44 Higher Cambridge Street, Manchester, M15 6AR
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Apartment 42, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 43, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 44, 44 Higher Cambridge Street, Manchester, M15 6AR
Apartment 45, 44 Higher Cambridge Street, Manchester, M15 6AR

Representations were received from the following third parties:
Flat 56, Cooper House, Camelford Close, Manchester, M15 6DX
Simon Duffy, 8 Ruby Street, Hulme, Manchester
Michael George, Flat 29 Cooper House, Camelford Close, Hulme, Manchester
Ian J Simpson, Area Manager, Northern Counties Housing Association, 1&3 McGinty PLace, Whitworth Street, Manchester, M1 6BA

Tamsin Drury, 34 Cooper House, Camelford Close, Manchester
Chris Morley, 37 Hopton Court, Booth St West

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