MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142387/MO/2025
Date registered valid:	17 March 2025
Proposal:	Reserved Matters application for consideration of appearance, layout, scale and landscaping, pursuant to Outline Planning Permission reference 138126/OO/2023 for the phased redevelopment to deliver up to 3,300 Purpose Built Student Accommodation (PBSA) bedrooms alongside associated facilities and ancillary accommodation
Address:	University Of Manchester, Fallowfield Campus, Wilmslow Road, Manchester, M14 6HD
Ward(s):	Fallowfield Ward
Applicant:	John Graham Construction Ltd
Agent (if any):	Kelly McCann Deloitte LLP
Case officer:	Robert Griffin Tel: 0161 234 4527 Email: robert.griffin@manchester.gov.uk
Recommendation:	Minded to be approved subject to the signing of a s106 agreement in respect of waste management and highway works

Date of recommendation: **17.09.2025**

Application details

Type of application: Reserved Matters Consent

Development type: Major Other

Date of site visit: 25 March 2025

Standard consultations:
Printed: 20 March 2025 Expired: 10 April 2025

Neighbour notifications
Printed: 20 March 2025 Expired: 10 April 2025

Site notice
Posted: 25 March 2025 Expired: 15 April 2025

Press advert
Published: 25 March 2025 Expired: 8 April 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable – Although there are a number of designated heritage assets within the wider Campus and impacts on these is required to be considered as part of the application.

Conservation area: Not applicable

Tree Preservation Order: Not applicable – Although impacts on trees on the site are required to be considered as part of the application

Description of area

The existing site contains purpose built student accommodation and ancillary support facilities and services. The site is located at the junction of Wilmslow Road and Moseley Road, immediately adjacent Fallowfield District Centre, about 4km south of Manchester City Centre and 2.2km south of the main University campus. The site is close to the Oxford Road Corridor, which is the main focus of the city's higher education campuses and can be reached by walking, cycling or public transport. The areas to the south and west of the site are predominantly residential in nature beyond the commercial properties associated with Fallowfield District Centre. Existing residential streets are predominantly comprised of two storey terraced properties although there are a number of infill developments of a variety of time periods which contain flatted accommodation. Fallowfield has historically been an area of high numbers of student accommodation both in purpose built accommodation but also in terraced properties. This concentration of student accommodation has led to pressures on the environmental conditions of the area and permanent residents of the area.

The site extends to 9.49 hectares and is part of a campus housing other University of Manchester accommodation, including Sheavyn House, Ashburne Hall, Richmond Park and Unsworth Park. The site slopes from north to south by approximately 5 metres and has been

shaped by cutting in some places, filling in others, to create level terraces, with changes of level of between 1.0 - 1.2 metres.



Image taken from submitted Design and Access Statement identifying application site (edged red) and adjacent campus (edged blue)

The existing buildings on the site are mostly 3 and 4 storeys, except for the 20 storey Owens Park tower. The existing buildings date from the late 1950s to mid 1970s (Woolton Hall – 1959, Owens Park – 1966 and Oak House 1970s). They are of varying quality but are no longer suitable for modern student living. Until recently, Owens Park also had a central hub and reception for the campus, with student services and facilities. These have now been moved to the Richmond Park Amenity Building, which is outside the site but on university owned land. Works have commenced and are progressing to demolish buildings on the northern side of the site with the tower having been demolished at the time of the officers site visit for this application.

There is a dense belt of trees on the eastern, western and southern edges of the site, which provide a green setting and screen the buildings. These trees are not protected by TPO's but there are a high number of mature, good quality trees and this reflects the general verdant feel of the campus. The site is contained by a metal railing fence sat on a low wall, which controls access to specific points for pedestrians and vehicles. The main pedestrian access is from Wilmslow Road where there are bus stops and pedestrian crossings. Servicing access is generally taken from Whitworth Lane to the north.

Pedestrian access is open but can be controlled by gates. There are no public footpaths that cross the site although there are internal circulation routes for pedestrians and service vehicles. Whitworth Lane is a north south public footpath (and in part adopted highway from its junction with Old Hall Lane to just south of its junction with Redshaw Close). Whitworth Lane separates the site from the rest of the campus to the east.

The site is not in a Conservation Area and there are no listed buildings or structures on the site but the following are in close proximity: - Lodge of the Firs, With Attached Gateway, Whitworth Lane (Grade II) (immediately east of the site) - The Firs and Attached Annex, Whitworth Lane (Grade II) (immediately east of the site) - Queen of Hearts Public House, Wilbraham Road (Grade II) (c. 50m to the west) - Fallowfield War Memorial, Wilbraham Road (Grade II) (c. 65m to the west) - Church of the Holy Innocents and St James, Wilbraham Road (Grade II) (c. 100m to the west) - Behrens Hall, Old Hall Lane (Grade II) (c. 90m to the north) - Ashburne Hall (Grade II) (c. 70m to the north).

There are a number of special features on the site, including: - The wall-mounted relief sculpture by Mitzi Cunliffe at the foot of Owens Tower a fibreglass relief artwork completed from 1964-65. - The wrought iron gates and brick piers to Woolton Hall.

Description of development

This reserved matters application follows the granting of outline planning permission (reference for the site for its redevelopment to include:

- Up to 3,300 student bedrooms and 55 support staff bedrooms (Sui Generis use)
- Up to 1,200 sq m of ancillary residential dwellings for support staff (C3 use class)
- Up to 4,500 sq m of floorspace for ancillary purposes such as education, retail, food and drink, etc. (F1a, E, Sui Generis use classes)
- Car parking, cycle parking, circulation space, public realm, green infrastructure and open space
- Use of existing access points from Wilmslow Road, Moseley Road and Whitworth Lane

This reserved matters application follows the parameters set in the outline consent and seeks the approval of the appearance, layout, scale and landscaping of the redevelopment of the application site that was granted outline planning approval, a compliance document has been submitted alongside the application to set this out.

The proposed development would provide 3300 student beds, alongside 55 ResLife beds to provide pastoral care for the students. The rooms will be split across a standard offering (2650 beds- 80.3%) and premium (650 beds- 19.7%). The offer includes 21 accessible rooms: 17 independent disabled (M2) rooms (14 standard and 3 premium) and 4 complex/ additional needs (M3) rooms (3 standard and 1 premium), along with 17 accessible parking bays.

The proposals include 1 central hub and 5 neighbourhood hubs to support and enhance the students lives on site, which will provide both functional and social spaces. Located adjacent to an area of green space, the central hub will house an events space, bookable study/ meeting rooms and a bar among other functions. To provide the residents with amenity space within their neighbourhoods, 5 neighbourhood hubs have been developed which encompass key functional requirements for every day life such as laundry, study and post as well as providing spaces for socialisation.

The proposals seek to create a high-quality environments that encourage students to socialise, study, and engage in activities within the campus. By expanding dedicated social, recreational, and study spaces, the new accommodation will encourage students to remain on campus for leisure and community-building, reducing the need to disperse into residential neighbourhoods. The proposal seeks to protect and enhance this, by minimising tree loss and delivering a comprehensive planting scheme. The site will be an attractive and safe place for the residents, providing seating areas and space for external amenity.

The submitted information indicates that the Passivhaus solution proposed for the PBSA blocks would establish the development as the first in the UK to deliver this amount of student residences as Passivhaus on a single site with the intention for the site to be zero carbon operationally. The roofs of buildings would also include bio-solar and green roofs with the development seeking to achieve a biodiversity net gain of at least 10%.

The design approach would utilise off-site construction using pre-cast concrete would provide a strong, durable, energy-efficient, fire-resistant and high-quality structure. It will achieve acoustic performance exceeding Building Regulations criteria, require minimal maintenance and maximise retention of trees through a reduced construction footprint. The footprint of the blocks are determined by the size and proportions of bedrooms, as well needing to be able to fit around the existing trees to minimise removals. Two shapes were developed- an S-block and L-block. All blocks contain two independent cluster flats per typical floor with a central circulation core. The L blocks were refined to provide a stagger when they are arranged in a courtyard

arrangement to provide some relief and to ensure the form does not provide an overpowering elevation. The massing of the s- blocks is broken down by making one wing a storey taller, and staggering the facade. This creates a more variable skyline and reduces overshadowing. As a result, the top floors of the staggered blocks include just one cluster flat.

The roofs to all blocks (excluding the Central Hub) would have a biosolar roof with green roofs to the hubs. Parapets are set at 1.2m on the residential blocks with roof top plant and equipment set away from the roof top edges and any roof top plant rising above parapet level being provided with a visual screen.

The proposals would comprise 23 residential blocks in total and has been developed with distinct residential block typologies, with the height and taller buildings centred in the middle of the site in part to comply with the outline planning consent parameters with the proposed residential blocks varying in height from 5 storeys up 14. The core design reflects the height of the blocks:
- 6-storey blocks are provided with a single stair and one lift.
- Taller blocks include two stairs and two lifts, varying in height from 8 to 15 storeys.

The ground floor of the blocks:
- Typically include plant rooms and bin stores.
- Are used to accommodate ResLife cluster bedrooms and apartments. L-shape blocks are designed with a single entrance in the corner of the block. S-blocks are provided with one main entrance.
- Secondary entrances have been introduced to some of these blocks to provide access to bin stores and amenities. All entrances will be access controlled.

ResLife exists to provide pastoral care to students as an on-site service. The ResLife rooms/ apartments have been distributed across the site to ensure they are accessible for all students, with each neighbourhood having its own offering. The ground floor ResLife flats (which are provided in pairs with 6 in total) will have access to private gardens, providing an attractive offer to prospective staff. Other ResLife rooms are provided in a cluster flat style arrangement (8 in total).

The central hub building is proposed as a 2-storey standalone building with 5 no. single-storey neighbourhood hubs designed to be expressed as lightweight pavilions. Towards the edges of the site, the proposed buildings reduce from taller residential towers to smaller L shaped courtyard blocks.

The main entrance into the site from Wilmslow Road is bordered by retained trees and leads students along the main promenade towards the central hub, the main green space concourse and then into the wider Fallowfield Campus beyond. The proposals have been designed and laid out to create different zones and character areas across the site in a similar way to the existing. The residences are split into 5 distinct neighbourhoods which will have their own architectural and landscape character.

Relevant Planning History

138126/OO/2023 -Outline planning application (with access only in detail) for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway); ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class), and up

to 1,200 sq m of ancillary residential dwellings (Use Class C3), plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and roads. APPROVED 19.01.2024

University of Manchester Fallowfield Campus - Reference 110184/FO/2015/S1 - “Full planning application for development comprising the erection of buildings between two and six storeys in height to form: student accommodation (2312 bedrooms), wardens accommodation, kitchen and maintenance facility, student facilities, energy centres and associated parking, landscaping, boundary treatments and other infrastructure works following demolition of The Limes and Oak House Halls of residence and associated buildings; and, Outline application with all matters reserved for development comprising the provision of student accommodation (896 bedrooms), retail floorspace (for A1, A2, A3 use class to a maximum of 1400m2 Gross Internal Area), Doctors Surgery (maximum floorspace 200m2 Gross Internal Area), and student facilities, in building to a maximum height of 15.1 metres following the demolition of Owens Park Halls of residence and associated buildings”

APPROVED - 11th December 2015 A total of 1,104 student bedrooms within Phase 1 have been delivered through the part implementation of the 2015 approval.

Environmental Impact Assessment

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 specify that certain types of development require an Environmental Impact Assessment (EIA) to be undertaken. In this instance the outline application that this reserved matters application arises from was supported by an Environmental Statement (ES) prepared to investigate the environmental effects of the proposals both during the construction and operational phase as well as cumulative effects. That submitted ES confirmed that overall, the development had limited adverse environmental impacts, and the majority of impacts associated with the proposals would be of a negligible or beneficial nature.

A subsequent EIA Screening Request was submitted to Manchester City Council (‘MCC’) on 21 January 2025. The information provided within the Screening Request concluded that whilst the type and scale of the Proposed Development fell under Schedule 2 of the EIA Regulations, EIA is not required by virtue of this being a “subsequent application” (as stipulated under Part 3, Regulation 9) where an EIA has previously been submitted and the development being within the parameters of the preceding permission. It was determined that the conclusions within the EIA submitted to support the outline application remained correct and the proposed development fell within the parameters tested. The City Council as local planning authority confirmed its agreement with the conclusions of the EIA Screening Request on the 14 February 2025.

Consultations & Notification Responses

The application was subject to neighbour notification letters sent to 2137 nearby addresses, site notices were posted at the site and an advertisement was placed in the Manchester Evening News. 4 comments were received as a result of the neighbour notification process. A summary of comments made is set out below:

- Important to ensure existing trees are retained.
- Fallowfield already has a hugely unbalanced population with transient students greatly outnumbering permanent residents (families , elderly people)
- There will be too much extra traffic and parking problems
- Public transport will be overrun (buses are already a problem)
- Night time noise will increase dramatically
- Littering/graffiti and overflowing bins

- The original reserved matters planning application showed 4 x 13/14 storey towers. The new plans, as shown at the consultation, now show 12 very large 13/14 storey towers (so 3 x the initial number) amidst a complex of 33 buildings. This will entirely alter the character of the area. Most of the housing in this area comprises traditional 1/2 storey Victorian and Edwardian housing and towers of this nature will alter the skyline irreparably and help signal the fact that Fallowfield is not a residential suburb.
- Concerned that this development is being marketed to students as a student village. The plans refer to 'neighbourhoods', the development has signage saying 'Fallowfield Campus' and on one of the earlier plans it was noted a green area was described as 'The Village Green'. It is an ongoing problem for residents who live here that the student community and universities view the old Fallowfield Village as a student village and we are seen as outsiders in the place we call home. Any signage should do all it can to dispel this notion - and this should apply to the wording used, the size and the illumination.
- Student Hub - At the consultation there was talk about social and recreational facilities (including the Students' Union) being offered to all students - off and on campus. Whilst sufficient on site facilities (but not the Students' Union) are to be welcomed for students who live in the complex because it will help ease the pressure on our high street and perhaps mean that some shops might once again cater for more than the student clientele, we are worried that allowing ALL students access will attract even more students to the area in general because there will be able to use 'the Hub'. This will also increase residents feelings of alienation because we are unable to enter the site freely and yet students (on and off campus) are able to access everywhere.
- Transport - At the consultation it was clear that insufficient thought had gone into how extra students were going to get into town. Huge numbers of students already crowd the buses in the morning and it means that a lot of local residents find it very difficult to get into work on time. It is also very difficult to use the buses if you have mobility issues or a pushchair.
- It is this increase in numbers that I'm most strongly objecting: Crime Statistics are higher here (Brow and environs) compared to other residential suburbs because of the high density of students and other transient residents; Anti-social behaviour is linked to the intensity of University students on the Brow. Stretched MCC services provide an Out of Hours service from 8.45pm to 6am. Visits to troublesome HMO properties are made by MCC, UOM off campus student affairs officer and often lead to Noise Abatement Notices being served. Street noise of passing students is off the scale and occurs on every night of the week during termtime; Students want to live off campus (particularly 2nd Years) and on the Brow. An increase in PBSA numbers will lead to increase demand for property rental here, making life even more difficult for existing residents; Fallowfield District Centre and Environs – Impact of additional numbers - The area is at bursting point with students as it is. This extra capacity of these thousands will further impact on the already challenging housing issues; Platt Fields – Impact of additional numbers as there is limited open space on the campus; Parking – Impact of additional numbers
  In Term time, the Brow streets now are absolutely packed with cars; Transport – Impact of additional numbers - based on the additional 3300, leads to a requirement of an extra 47 x double decker buses every morning to bring students in from the new PBSA. The total of 5400, would require a total of 77 x double decker buses every morning to bring students in from the new PBSA; The Name - Fallowfield Campus The present name of Owens Park must remain. Owens Park and not Fallowfield Campus, utilising the name Fallowfield in the new Campus name, gives lead to the association/perception, that this is a student village.

Statutory and Non-statutory consultees

Health and Safety Executive- It is understood the residential blocks will be provided with a firefighting shaft containing firefighting stair, firefighting lift and a dry/wet riser, and an escape stair (protected staircase). Therefore, it is noted the residential block will be provided with access to multiple stair cores for escape purposes.

Section 2 of the fire statement states: "The site contains 29 newly constructed blocks, 23 of which contain student residential accommodation with the other six blocks acting as hub buildings for the students. Out of the 23 student residential blocks, Blocks 3, 5, 9, 11, 18, 19 and 21 have a height in excess of 18 m and are therefore considered Higher Risk Buildings (HRB's)."

The remaining blocks are not relevant buildings, with a height below 18m and with 6 storeys or less. However, some of these blocks are located within the curtilage of relevant buildings.

Where relevant, HSE has considered these buildings as part of its assessment. Following a review of the information provided in the planning application, HSE is content with the fire safety design as set out in the project description and the further information provided, to the extent it affects land use planning considerations. However, HSE has identified a matter that the applicant should try to address, in advance of later regulatory stages but should not be used for the purposes of decision making by the local planning authority. The full details of the response not relevant to land use planning considerations has been provided to the applicants planning agent for consideration as they move through the statutory process with regards to the Building Safety Act.

Aerodrome Safeguarding Officer – Manchester Airport – The aerodrome safeguarding authority for Manchester Airport, has no objection to this development. The applicant's attention is drawn to the procedures for crane and tall equipment notifications at : https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/

Active Travel England - ATE is not currently in a position to support this application and requests further assessment, evidence, revisions and/or dialogue.
Cycle storage - In accordance with Table 11-1 of LTN 1/20, it is recommended that a proportion of the parking provided for accessible/adapted cycles is co-located with disabled parking in the northern part of the site (i.e. within the closest cycle hub).

In accordance with paragraph 11.4.12 of LTN 1/20, it is encouraged that cycle hubs within the development be designed to include fully equipped repair facilities so students can carry out routine bike maintenance when necessary.

Access, Layout and permeability - Without frequent maintenance, hoggin and similar self-binding surfaces can become uneven and muddy, acting as a barrier to comfortable year-round movements by wheelchair users and pedestrians with reduced mobility. Where routes within the development are shown on landscaping plans as utilising hoggin, ATE would instead favour the use of an appropriately sealed/bound surface material.

Lighting - The submitted Lighting Strategy shows that Whitworth Lane will be minimally lit to avoid impact on bats. The applicant is encouraged to work within these ecological constraints to nonetheless provide appropriate lighting features, with the aim of improving feelings of personal safety along what would otherwise remain a dark and relatively hostile route.

Travel Plan - To conform with Condition 28 of the extant outline planning permission, the applicant states that travel planning measures specific to the Fallowfield Campus will be appended to the overarching Travel Plan which exists for the wider UoM estate. It is essential

that specific and ambitious targets for walking and cycling are included alongside details of these proposed measures, as well as details of a monitoring strategy, and remedial measures to be implemented if these targets are not met. Given the highly sustainable location of the site and the positive steps which have been taken with regard to cycle parking and network improvements, there is clearly a strong opportunity for travel plan measures to positively influence the long-term travel behaviour of students, and suitable details of these should be agreed before the application is determined, and secured either by way of planning obligations or conditions.

ATE requests that the local planning authority shares this response with the applicant's agent.

Manchester City Council Highway Services - The level of car parking provision for accessible users of the site (17 spaces) is considered acceptable in catering for 21no. designated accessible rooms + staff. The parking spaces align with MCC standards although additional 1.2m hatching clearance will be needed along the aisle frontage. A 6m aisle width is provided which is sufficient.

Parking stress surveys undertaken within the campus show spare parking capacity on campus between 319 and 436 spaces. The TAA also refers to 2015 surveys which demonstrated >50% vacant parking spaces across the campus. Surrounding street surveys showed that within the streets surveyed show between 294 and 347 free parking spaces available. Reduction from 70no. permit parking spaces at the site to 17no. disabled bays is considered acceptable by Highways on the basis of a strong Travel Plan including staff car-share scheme, car-club provision and enhancement to sustainable transport provision in the site vicinity.

Given that the proposals include a decrease in on-site parking provision and significant increase in student beds, Highways request Car Club provision is provided as part of the proposals. It should be noted that Car Club provision has been successfully implemented alongside many student accommodation developments across the city.

The overall cycle parking strategy is considered acceptable by Highways (subject to monitoring).

In alignment with existing operations, students are assigned a half-hour slot during which they can unload on campus before the vehicle has to be relocated to a long-stay car park further afield. A high level of on-site support/marshalling will take place. The TAA references the use of Wilmslow Rd (north and south) as egress locations. As Wilmslow Rd (S) access ('Entrance 2') is located directly adjacent to a busy controlled crossing. Following submission of a detailed Move In Move out Strategy Highways agree that subject to this being condition this access is acceptable. On-site marshalling will be necessary to ensure efficient unloading operations with drivers then guided to campus car-parks.

A zebra-crossing style facility s proposed across an unadopted section of Whitworth Lane, to enhance pedestrian connectivity across the pedestrian concourse. Appropriate dropped kerbs, tactile paving and lighting provisions will be required.

Taxi pick-up/drop-off operations will remain as existing with use of the car park at the bottom of Chancellors Way or by the roundabout at the Chancellors Way/Gunnery Lane junction. Access for disabled pick-up/drop-off will be permitted through the barriers to take place on site. Such movements will need to be monitored as part of the Travel Plan to identify and mitigate against any issues.

The TAA and Transport Note (Dated 14.04.25) demonstrates that the proposed uplift in student beds would result in a significant increase in pedestrian/cycle movement and bus patronage -

particularly with regard to movement across Wilmslow Road and use of the Wilmslow Road bus stop. It is also noted that the site will provide a 'hub' for other students who will not be residing at the site and will accommodate a number of staff. It should be noted that Highways do not agree with the Census trip distribution methodology which has been taken forward to estimate anticipated increase in pedestrian/cycle movements across Moseley Road/Ladybarn Lane as this route is, and will be continue to be a popular route for students accessing the local facilities to the south of the site.

Highways/TfGM maintain the requirement for the following improvements /contributions to public transport and active travel surrounding the site. This is considered commensurate with the development given the significant increase in student bedrooms and significant reduction in on-site parking provision:
- Upgrade of the existing Toucan Crossing at Wilmslow Road (north of Mabfield Road) to a Sparrow crossing.
- Provision of a continuous footway crossing along Langley Road to ensure safer/easier access to the bus stop.
- Improvements to the bus stop area on Wilmslow Road by removal of build-outs in order to enhance bus maneuverability/operations.
- Contribution towards provision of additional Bee Network Customer Assistants to manage bus stop operations during busy/peak-periods.

In addition to the necessary S278 site access works and the above interventions (including car club provision), Highways request that footway resurfacing takes place on the areas of adopted highway which surround the site perimeter.

Highways request further details on the signage which fronts the adopted highway. The nature of the signs is not clear i.e. whether these will be LED signs or standard illuminated/backlit signage.

Internal wayfinding signage is welcomed along with internal traffic management signs at vehicle access locations.

Following discussions and submission of further information and clarification including a move in/move out strategy and confirmation that the required highway works are to be funded by the applicant there are no outstanding highway concerns.

Manchester City Council Environmental Health - No comments or objections to make regarding the layout or appearance of the development.

External Lighting – EH will require a lighting 'plot' of the site in order to know what the predicted Lux levels will be on the windows of the residential premises on and off site to ensure that the development complies with the E3 Environmental Zone requirements.

Refuse Strategy - Has already been approved via the appropriate condition discharge on the outline approval.

Ground conditions – The phase I assessment has been approved, EH await the results of the ground investigation.

UXO Risk Assessment - The developers need to follow the recommendations given throughout the course of the development.

Ventilation - This application has confirmed that MVHR is to be installed which will prevent overheating, so windows will not need to be open at night during periods of warm weather. With

regard to condition 34a of the outline planning application 138126/OO/2023, the applicant will still need to demonstrate that the LA MaxF levels given in the MCC noise and Planning Guidance will not be exceeded.

Delivery and Service Management Strategy – EH require details on hours for deliveries.

Greater Manchester Archaeological Advisory Service - Archaeological interests have been secured via Condition 16 of the outline approval which requires 'the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works relating to that phase in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority.

The current application is supported by a plan showing the proposed location of the initial archaeological trenches. Since the production of this plan, however, Civic Heritage has progressed the archaeological fieldwork in accordance with the methodology set out in a previously agreed WSI and in consultation with GMAAS. The fieldwork comprised the excavation of a series of trenches and trial pits, which were intended to establish the presence, extent and significance of any archaeological remains, in line with Part 1(i) of Condition 16. This revealed a simple sequence of remains overlying the natural geology and included some fragmentary structural remains in the form of two brick walls, surface and probable infilled cellar that all dated to the mid-19th century. These remains were recorded fully within the confines of the excavated area but did not warrant any further investigation, negating Part 1 (ii) of Condition 16. The data from the evaluation has been subject to post-excavation assessment and the results presented in a final report that has been deposited with the Greater Manchester Historic Environment Record, fulfilling Parts 2 and 3 of the Condition. Given the limited significance of the results, the deposition of the final report with the Historic Environment Record represents an appropriate level of dissemination, in accordance with Part 4, and an archive copy has also been deposited with OASIS / the Archaeological Data Service, fulfilling the requirements of Part 5. In summary, GMAAS is pleased to recommend that Condition 16 can be discharged in full and no further consideration of archaeological matters is required.

Greater Manchester Ecology Unit - Ecological issues have been largely resolved at outline and subsequent condition discharge applications and meetings with the developer's consultant.

Bats - A number of bat roosts were identified at outline stage, with conditions 7 and 8 of the outline permission dealing with bat related issues with condition 7 a bat license for building B10 – B12 already discharged. Condition 8 requires additional bat licenses should buildings 19 & 25 proposed for demolition in later phases be demonstrated as still holding bat roosts. No further information is currently required re. condition 8 as discharge is not required until prior to demolition.

Condition 9 of the outline permission requires updated surveys of all building on the Oak House, Woolton Hall and Limes parts of the site updated bat surveys were required, these have been provided. These surveys identified a further roost in building B18. The location of a further roost in building B18 is not currently covered by any conditions, GMEU therefore require a condition be applied to any reserved matters application.

Condition 10 required further information on trees with potential bat roosting potential prior to removal. Further information has been provided that has resulted in the elimination of all except three trees from further surveys. Further surveys are still therefore required for trees T177, T191 & T201. This information is not however required at reserved matters. No further information is therefore required at this time.

Condition 32 of the outline permission requires further information on external lighting. This information has been provided and appears reasonable, given the location of bat box mitigation has not as yet been provided and therefore the onus will be on the ecologists to ensure that bat boxes are located away from the proposed external lighting. No further information is required at this time and the external lighting proposals can be conditioned.

Other Protected Species - Other than a very low risk of great crested newts being present, it was accepted at outline that no other protected species issues were present. No further information or measures are required.

Nesting Birds- Nesting birds are covered as part of conditions 17 and condition 18 of the outline permission, the demolition method statement and construction and environmental management plan respectively. No further information or measures are required as part of reserved matters.

Other Wildlife- Other Wildlife such as hedgehog is covered under conditions 17 & 18 of the outline permission, the demolition method statement and construction and environmental management plan respectively . No further information or measures are required as part of reserved matters.

Invasive Species - Invasive species are covered under condition 11 of the outline permission. An updated survey for the Oak House, Woolton Hall part of the site has been provided. Demolition has already commenced on Owens Park therefore access could not be accessed. The first part of the condition for the Oak House, Woolton Hall part of the site can therefore be discharged. Japanese knotweed, monbretia and rhododendron were found on this phase. No Cotoneaster listed under schedule 9 part 2 were found, the Cotoneaster recorded being species that are not listed as invasive. A method statement has been provided that includes employment of a specialist contractor, exclusion zones, biosecurity and excavation. GMEU are satisfied that these measures are adequate.

GMEU therefore have no objection to the proposals which can be conditioned as part of any reserved matters permission for this phase of the development.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)
Section 187 of the NPPF 2024 states that the planning policies and decisions should contribute to and enhance the natural and local environment.

10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

Conditions 12 & 13 of the outline permission deal with wildlife mitigation and BNG. Information re. condition 12 needs to be supplied as part of reserved matters and condition 13 prior to each phase. The information supplied at reserved matters has already been provided to discharge condition 13 (CDN/25/0230). GMEU comments equally apply re condition 12. The condition only, however, requires an outline strategy not the final detailed proposals. Therefore overall, GMEU accept that the proposed strategy is realistic and that 10% BNG can be achieved across the site along with the likely phasing plan as required by the condition. GMEU are therefore satisfied that the information provided supports the requirements the reserved matters part of the condition, with the final details to be provided at the start of each phase.

United Utilities – Raise no objection to the proposals and provide information to assist the applicant with regards to potential assets on the site. This information has been provided to the applicant’s agent.

Policy

Section 38 (6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. The adopted development plan consists of the Core Strategy (adopted 2012), the saved policies of the Unitary Development Plan, and the Joint Development Plan Document Places for Everyone (adopted March 2024). Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Local Plan Policy

Core Strategy Development Plan Document - The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development. A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Relevant policies in the Core Strategy are detailed below:

Policy SP 1 Spatial Principles
Policy H1 Overall Housing Provision
Policy H 6 South Manchester Housing Provision
Policy H12 - Purpose Built Student Accommodation
Policy C 6 (South Manchester District Centres)
Policy C10 (Leisure and the Evening Economy)
Policy EN1 (Design Principles and Strategic Character Areas)
Policy EN2 (Tall Buildings)
Policy EN3 (Heritage)
Policy EN 4 (Reducing CO2 Emissions by Enabling Low and Zero Carbon Development)
Policy EN6 (Target Framework for CO2 reductions from low or zero carbon energy supplies) –
Policy EN 8 (Adaptation to Climate Change)
Policy EN 9 (Green Infrastructure)
Policy EN14 (Flood Risk)
Policy EN15 (Biodiversity and Geological Conservation)
Policy EN16 (Air Quality)
Policy EN 17 (Water Quality)
Policy EN 18 (Contaminated Land and Ground Stability)
Policy EN 19 (Waste)
Policy T1 (Sustainable Transport)
Policy T2 (Accessible Areas of Opportunity and Need)
Policy DM 1 (Development Management)
Policy PA1 (Planning Obligations)

Unitary Development Plan (1995)
The majority of the previous UDP policies have been replaced by the Core Strategy, however there are still saved policies that remain extant. The relevant policies for this application are set out below.

Policy DC19.1 (Listed Buildings)
Policy DC20 (Archaeology)

Policy DC 26 (Noise)

Places for Everyone Joint Development Plan Document (March 2024)
Following its adoption in March 2024 the following polices of the PfE are considered relevant:
Policy JP-S1 (Sustainable development)
Policy JP-S2: (Carbon and Energy)
Policy JP-S4: (Flood Risk and the Water Environment)
Policy JP-S5: (Clean Air)
Policy JP-S6: (Resource Efficiency)
Policy JP-P1 (Sustainable Places)
Policy JP-P 2 (Heritage)
Policy JP-P5: (Education, Skills and Knowledge)
Policy JP-J1: (Supporting Long Term Economic Growth)
Policy JP-H3 (Type, Size and Design of New Housing)
Policy JP-G2: (Green Infrastructure Network)
Policy JP-G6: (Urban Green Space)
Policy JP-G7 (Trees and Woodland)
Policy JP-G8: (A Net Enhancement of Biodiversity and Geodiversity)
Policy JP-C1 (Integrate Transport Network)
Policy JP-C3 (Public Transport)
Policy JP-C6 (Walking and Cycling)
Policy JP-C8 (Transport Requirements of New Development)

Relevant National Policy
The National Planning Policy Framework (December 2024) - sets out Government planning policies for England and how these are expected to apply. The NPPF seeks to achieve sustainable development and states that sustainable development has an economic, social and environmental role. The NPPF outlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The following specific areas are considered to be particularly relevant to the proposed development:
Section 5 (Delivering a sufficient supply of homes)
Section 6 – (Building a strong and competitive economy)
Section 7- (Ensuring the Vitality of town centres)
Section 8 (Promoting healthy and safe communities)
Section 9 (Promoting Sustainable Transport)
Section 11 (Making Effective Use of Land)
Section 12 (Achieving Well-Designed Places) specifically paragraphs 135 and 139
Section 14 (Meeting the challenge of climate change, flooding and coastal change)
Section 15 (Conserving and enhancing the natural environment)
Section 16 (Conserving and Enhancing the Historic Environment) specifically paragraphs 202, 207,208,210,212,215, and 219

Other material considerations are contained within the following resources:

National Planning Practice Guidance;
National Design Guide (2021); and
Guide to Development in Manchester Supplementary Planning Document (2007).

Issues

Principle of development – The general principle of the redevelopment of the application site for the amount of development proposed has been considered through the determination of the outline planning approval (reference 138126/OO/2023 approved 19 January 2024). This outline approval set a number of parameters to inform future reserved matters submissions to deal with, these parameters include:

- Up to 3,300 bedspaces (Sui Generis)
- Up to 90.8 m AOD (approx. 15 storeys)
- Up to 35% developable area
- Ancillary space comprising 4,500 sqm (Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway))
- Support staff bedspaces of 55 (Sui Generis)
- Ancillary residential dwellings 1,200 sqm (Use Class C3)
- Existing access off Wilmslow Road, Moseley Road and Whitworth Lane

The current reserved matters application seeks approval for the appearance, layout, scale and landscaping of the development of the site in line with the above parameters with access to the site having been considered as part of the outline approval. It is these reserved matters that are considered in the sections of this report below.

It is noted that a number of notification responses raise issues that were relevant to the general principle of the redevelopment of the site and increase in bedspaces at the site and which were considered as part of the granting of the outline planning approval.

Appearance – The design and appearance of the proposals has been informed by the approved design and access statement; parameter plans and Design Code which formed part of the outline planning approval.

The supporting information associated with this application indicates that the core aims of the design are to: create a main entrance to the site to serve the new development and the wider campus; provide a clear network of pedestrian routes around the campus and a network of links and walkways to promote clear wayfinding and legibility. In accordance with the approved parameters the existing perimeter of woodland trees are to be retained and preserved.

Central Hub - The proposals comprise a number of buildings and these cater for both residential occupation by students but also 6 ‘hubs’ providing support and ancillary accommodation for the development and wider campus including study space, dining and servery, bar, and venue space. The main Central Hub is located along the main pedestrian route that bisects the site east to west and has been sited to allow access for delivery vehicles away from the main pedestrian routes but also perform a focus for students on the campus. The northern end of the building has been designed to have a visual prominence whilst the eastern and south-east corners have been designed to provide a vista along Whitworth Lane. The building has been designed to be of a more domestic two storey scale in terms of its height to the residential blocks. The materials for the external façade will also offer a different finish to the other buildings on the site utilising a concave perforated metal cladding in a fern-green colour with a variation in the panel widths to add visual interest to the building.



CGI of the Central Hub external finish

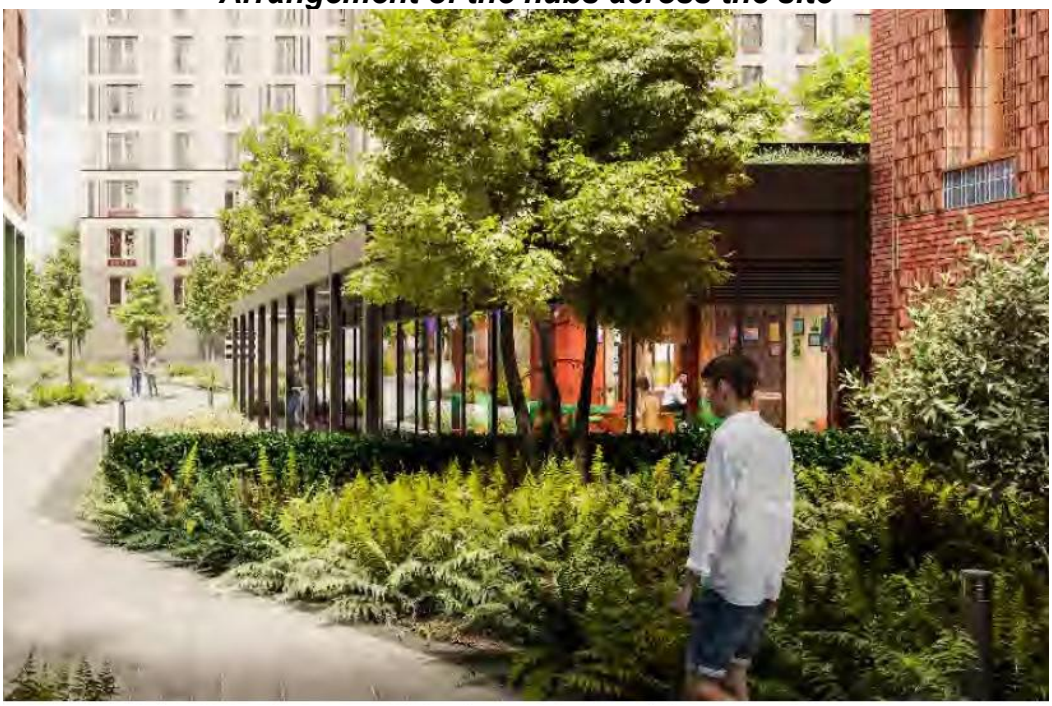
Neighbourhood hubs – Are designed to have a permeable and lightweight appearance which is to contrast with the solid textured character of the residential blocks. These buildings are a steel frame structure with a curtain wall façade and inverted green roofs, the size of these hubs varies across the 5 neighbourhood hubs however there are several common elements including:

- Canopies covering entrances and outdoor seating areas;
- Curtain walling to increase visibility into the hubs;
- Celestory glazing to provide natural lighting in the deeper parts of the open plan;
- Variety of internal seating with private corners and blinds for privacy.

Each neighbourhood embodies a theme, these are sports, heritage, nature, Manchester music scheme and visual art. This is being used to define the interior design of the neighbourhood hubs, and will help with the naming of spaces for wayfinding. The neighbourhood hubs generally include a social space, working areas, bookable spaces, post boxes and laundry services amongst other functions.



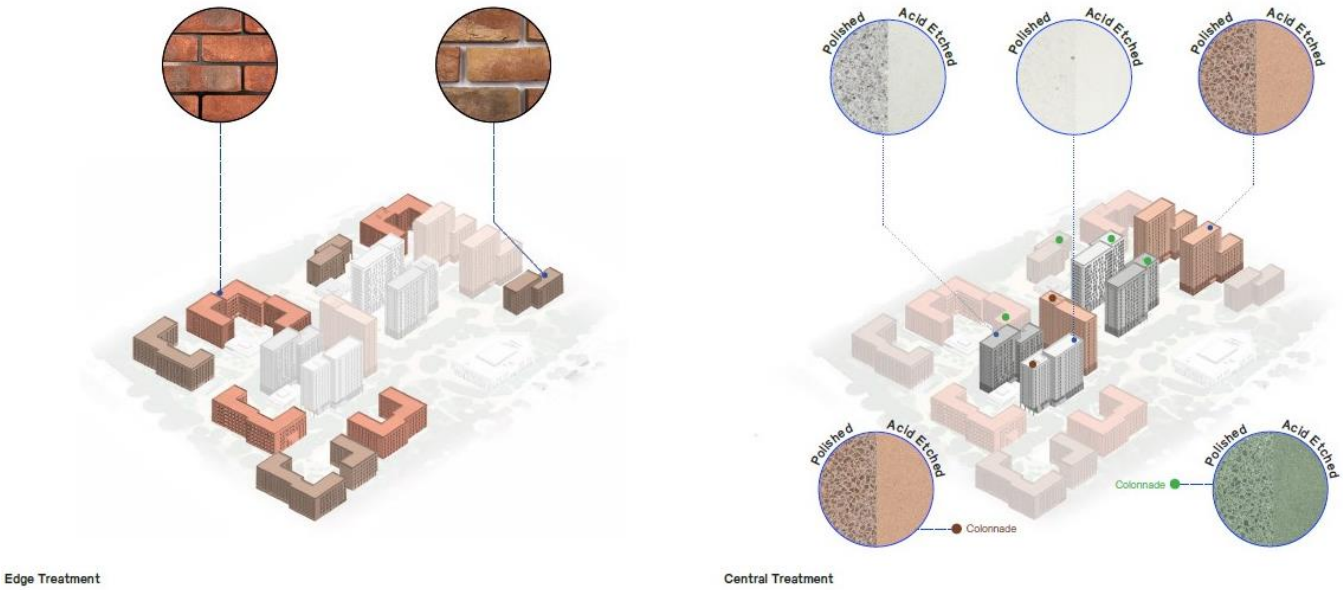
Arrangement of the hubs across the site



CGI of one of the neighbourhood hubs

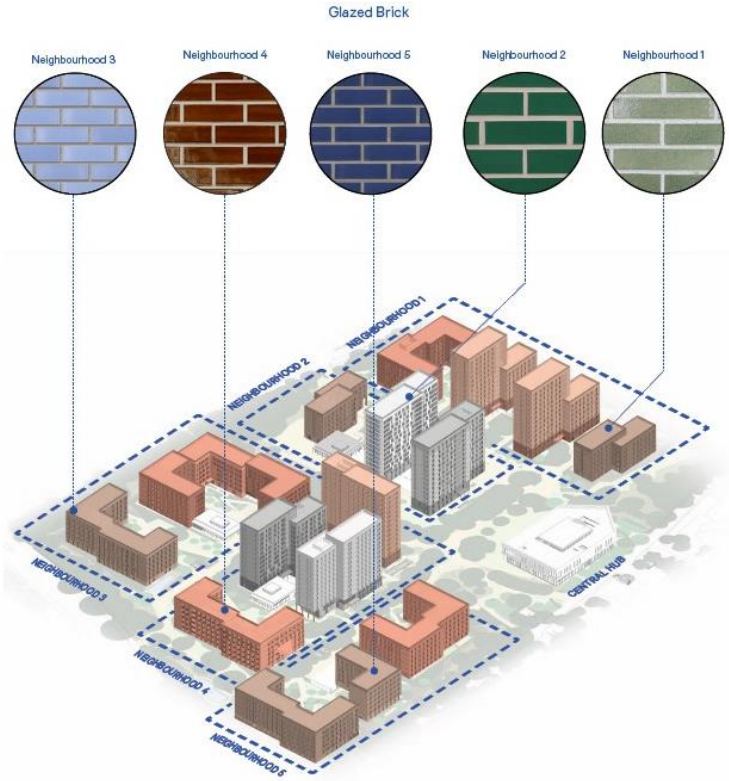
The external appearance of the development has considered the heritage of Manchester and the vernacular material palette. As such the proposals incorporate a range of brick and masonry colours with the perimeter blocks featuring warm red-brown and darker tones of multi-brown brick to reference those existing buildings surrounding the site along Wilmslow Road, Moseley Road and Ashburne Hall. The taller central residential blocks would use lighter and cooler pre-cast concrete. The use of the pre-cast concrete would enable a greater depth of finish to the

tallest elements of the building. Three of the taller blocks are proposed to be finished with a warmer red tone of pre-cast finish.



Proposed material finishes

In order to aid wayfinding the proposals incorporate differentiation between material choices between the 5 neighbourhoods. This is proposed to be achieved through the addition of glazed brick detailing which would vary in colour between the neighbourhoods.



Proposed glazed bricks

The facades of the proposed residential blocks have been subject to a design iteration to generate a high quality finish incorporating detailing. This includes the areas of glazed bricks, introduction of brick patterns to add texture and the incorporation of bespoke designed window grilles and landscaping of external areas.

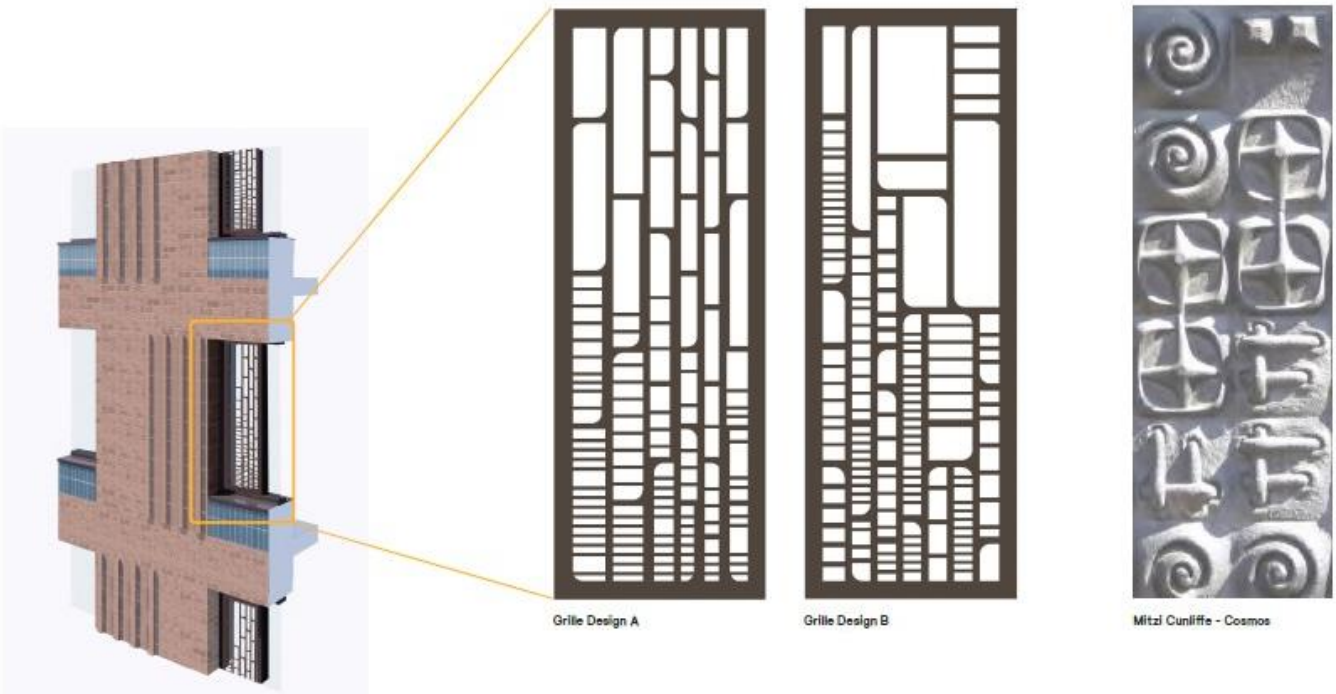


CGI of proposed façade section



CGI of the two proposed brick facades and reconstituted stone facade

Each façade pattern will incorporate a different window grille design which have been designed through the influence of the Mitzi Cunliffe relief work that was present on the Owens Park tower.



Proposed window grille designs

To enhance the entrance to the site from Wilmslow Road the buildings have been designed to include an entrance colonnade, this feature has also been designed to include a differentiated material with a polished reconstituted stone to match the colour of the glazed bricks used on the upper facades. The stone is intended to provide a robust treatment to highly used areas.



CGI Illustration of entrance from Wilmslow Road and colonnade to the right

The use of brick facades to the buildings that present themselves to the public footpaths and highways on Wilmslow Road and Moseley Road assists, alongside lower scale buildings of 5 and 6 storeys, to assimilate the proposals into the wider area. This is further assisted through the retention of the significant belt of trees along the sites boundaries on Wilmslow Road and Moseley Road and the setting back of the buildings behind this landscaped setting and existing boundary treatments that are to be retained.



CGI of Wilmslow Road frontage



CGI of Moseley Road frontage

The appearance of the proposals are considered to be acceptable and consistent with the approved design code approved as part of the outline application. The proposals represent a considered approach to the parameters and constraints of the site the choice of materials, architectural detailing, and arrangement of materials across the site will assist in assimilating the development into the wider area whilst also presenting a development with varying character as you move through it reflecting the heights and density of development across the site.

A number of material samples have been constructed and viewed as part of this application submission particularly in terms of bricks and reconstituted stone. These are considered acceptable, and an appropriately worded condition is to be attached to any approval relating to the agreed details and those elements still requiring agreement including the central hub, bike parking facilities and other elements of the proposed residential blocks in terms of glazed bricks, colouration of fascia and window frames etc. The choice of distinctive feature bricks and finishes to reflect the 5 neighbourhoods is considered to be a logical way of differentiating the residential blocks and neighbourhoods and assist wayfinding

Layout – The proposed site layout has been informed by the parameters agreed through the granting of the outline planning permission together with the site constrains and accesses approved under the outline permission.

The approach to the site is clearly set out within the application submission which is to:

- Provide a main entrance to the site would serve the new development as well as the wider campus;
- have a clear network of pedestrian routes to other parts of the campus and a local network of links and walkways, promoting clear wayfinding and legibility;
- The existing perimeter woodland and trees around the site are retained and preserved;
- The development would include amenity space provision for the entire Fallowfield Campus, including a network of green spaces that connect the entire campus and are available to all students.

The application site is well connected to the wider active travel network and bus network as such the proposals prioritise pedestrian and cyclist access with limited vehicular access to the site. This follows the general principles that were established through the outline planning permission.

The site has been arranged with two distinct residential block types, with the height centred in the middle to comply with the outline planning permission. The central hub is proposed as 2-story standalone building and 5 single-storey neighbourhood hubs are indicated as being lightweight pavilion type structures immediately adjacent the residential blocks. Cycle parking structures are located within semi-private courtyard areas ensuring these are directly overlooked by the residential properties and logically placed close to residences. Indicative designs for the structures are set out within the supporting documents and final elevation treatments and materials are to be agreed via an appropriately worded condition.

Towards the periphery of the site, the building types changes from taller residential towers to lower 5 and 6 storey L shaped courtyard blocks. The intention is to form a hierarchy of external spaces, moving from wide greens bordering the main circulation routes to partially enclosed courtyards within the neighbourhoods. The proposals would create different zones and character areas across the site which would be similar to the existing campus. The residential buildings are split into 5 distinct neighbourhoods which would reflect their own architectural and landscape character. The character of each neighbourhood would reflect its position within the site and wider campus and the application documents indicate each has been given a theme from which to draw inspiration for the interior design.



Proposed layout and arrangement of buildings and open spaces

The entrance into the site is bordered by retained trees and leads along the main promenade towards the central hub building, the main green space concourse and on into the wider Fallowfield Campus. The location of buildings overlooking this main route providing is considered appropriate given the likely activity along it as a main entrance into the campus, the location of entrances to buildings off this route via semi-private courtyards is considered acceptable, and reflects the logical arrangement of the residential blocks which have central service cores serving them.

The submission indicates that the layout has sought to retain key tree belts with the site divided into buildable areas to reduce the number of trees that would be required to be removed to 76. Key north/south and east/west pedestrian links are to be provided including an enhanced link to the existing Ashburne Hall and Sheavyn House accommodation that lie to the immediate not of the application site. Public pedestrian routes would be retained along Whitworth Lane and east west through the site connecting to the public footpath routes connecting with Birchfields Road to the east of the site.

As a key building for the development and wider campus the Central Hub building is located to the eastern side of the site and would sit centrally within the wider Fallowfield Campus. The position of the building is logically located in terms of proximity to the residential accommodation and key pedestrian routes.

The proposed buildings on the edges of the site are lower in scale than those more centrally located and contain semi-private external areas separated from the surrounding road network. The taller central elements to the proposals follow the principles set out in the parameters approved for the sites redevelopment and would provide a focal point to the proposals.

The layout includes a number and hierarchy of green spaces across the site including the tree belts around the site, smaller courtyard areas together with the central space adjacent to the Central Hub.

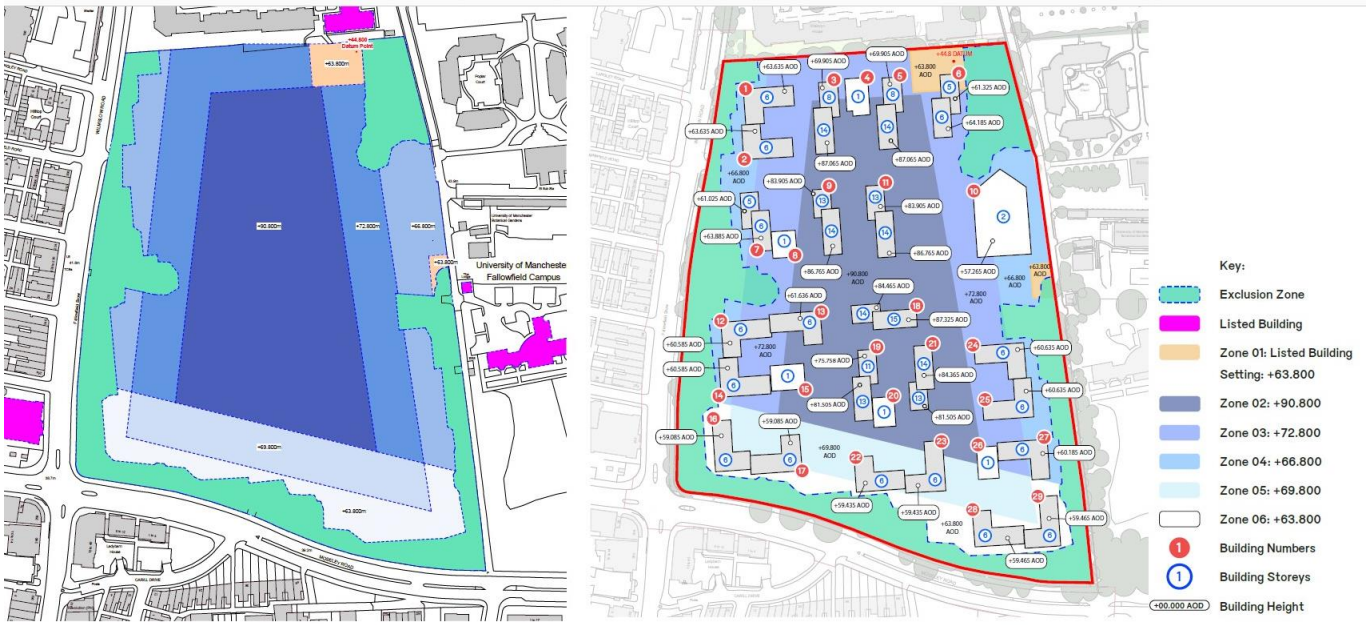
Accesses to the site were previously approved as part of the outline approval and relevant conditions to be discharged in respect of these are contained in the outline planning permission.

The layout of the proposals is considered to be acceptable; it is consistent with the principles set out within the Outline planning permission and presents a logical and efficient layout of buildings and amenity spaces given the onsite constraints.

Scale - The height parameters of the redevelopment of the site were established through the parameters plan approved as part of the outline planning permission. This set building heights as being taller within the central area of the site with lower scale buildings around the periphery and north-eastern corner adjacent to listed buildings.

The applicant has provided a compliance document and associated drawings to demonstrate that the arrangement of buildings across the site follows the principles agreed through the outline planning permission with the 29 number proposed building heights ranging between 1 and 15 storeys.

Some concerns have been raised with regards to the heights of buildings and the number of taller buildings set out within the application submission. The outline approval set a number of parameters including the height of development across the site, the outline permission reserved the way in which the site could be brought forward to accommodate the amount of development within those parameters. The application proposals would result in a number of tall buildings in the central area of the site; these reflect the height parameters proposed and subject to consideration of other impacts set out in this report the provision of buildings of up to 15 storeys in height is considered acceptable. As considered elsewhere in this report the proposals are of excellent design quality, taller elements of the proposals are within the area previously identified for taller buildings which is considered to be appropriate for the site and its location and context; and, the proposals would contribute positively to place making. The application proposals would bring significant regeneration benefits to the site and wider area, make efficient use of an existing student accommodation site, and the targeting of Passivhaus and BREEAM excellent indicate that the proposals would contribute positively towards sustainability. As such the scale of the proposals is considered to be acceptable for the site.



Drawing from statement of compliance showing the approved parameters plan of building heights to the left with proposed buildings against these on the right

Landscaping – A comprehensive landscaping scheme has been submitted as part of this reserved matters application. A number of supporting documents have also been provided in respect of biodiversity net gain to reflect the requirements of the outline planning approval.

The landscaping has been arranged and developed to respect the significant tree belt that is particularly prominent along the Wilmslow Road and Moseley Road frontage. It is noted that some selected removal of 76 no trees is required across the site to facilitate its redevelopment,

tree planting is proposed as part of the landscaping scheme throughout the site and would result in number of new trees being planted. Whilst the loss of existing trees is regretted it is noted that the most important and significant trees and groups of trees can be retained as part of the site's redevelopment. It is set out within the submission that the layout of the proposals has been cognisant of the need to protect, retain and enhance where possible existing on-site trees.

The masterplan has been devised to enhance the site and create an attractive, inspiring and supportive setting for the resident student population. The proposed buildings, hubs and supporting infrastructure have been integrated into the landscape which has been a focal point of the parameters plan and layout of the site through the schemes development.

The landscape masterplan establishes a green infrastructure framework of woodland belts and tree corridors, which will create a sheltered setting for the buildings and outdoor amenity spaces. The range of outdoor amenity spaces responds to the needs of a student community:
- Places for rest, exercise and tranquillity: a series of small spaces around the perimeter of the site, linked by open lawns and pathway circuits, with facilities for sitting as well as more active uses.
- Small intimate spaces in courtyards close to homes,
- Larger gathering spaces, usually adjacent to hubs, where larger groups can meet, making use of the partial shelter provided by overhanging roofs.

The development site will have open access, as it does today, so the site will not be fully gated. The university will retain the ability to close and lock secondary gates. The provision for security measures follows best practice principles outlined by secure by design, including:
- Passive surveillance of external areas, by orientating buildings to ensure they overlook landscape areas and walking routes
- Minimising hiding places through avoidance of high planting
- Lighting network to provide lighting along key routes at corners and entrances

The proposals largely retain the current arrangement of perimeter railings and boundary treatments to all external boundaries of the site. Although the railings along the southern stretch of Whitworth Lane would be set back from the edge of the pathway, to increase the passive surveillance of this route and reduce the sense of containment. Existing entrance gates will be retained, signalling to visitors that they are entering into a non-public residential domain. Additional non-gated 'gateways', defined by hedges, walls and changes of surface materials will reinforce the sense of entering into a semi-private courtyard domain. The residential blocks are designed so that courtyard entrances are overlooked from surrounding rooms.

The proposal includes a lighting scheme to achieve a well -lit pedestrian network, following comments received from Active Travel England and MCC Environmental Health the applicant is to review the provision including along Whitworth Lane. A condition of the Outline planning permission (number 32) requires a lighting scheme to be submitted for approval for each phase, as such whilst the majority of the proposals are acceptable further details to deal with consultee comments are required.

The landscape proposals together with the layout have been designed to achieve pedestrian access for all with step free routes throughout the site which avoid steeper than 1:21 gradients. This is to be achieved through a variety of measures including:
- Re-grading slopes (taking account of existing trees / RPAs)
- Stepped routes with alternative level access routes
- Construction of retaining walls.

Given the site level changes from north to south (4.5m variance) this arrangement in achieving access for all is a significant benefit to the application proposals.

As indicated above the landscape masterplan is required to enhance biodiversity, whilst outside of the statutory requirement under the Environment Act, there is a Places for Everyone and local plan requirement for biodiversity enhancement and net gain. The outline planning permission established a framework for biodiversity enhancement and the application is supported by information at reserved matters to set out the strategy towards achieving a 10% uplift in biodiversity. This approach is considered to be acceptable as set out in the response of the Greater Manchester Ecology Unit to this application. As required under conditions 12 and 13 of the outline approval the submitted information meets the requirements for this reserved matters application and the submitted details will be attached to any decision, however further information is required as the scheme progresses, and the outline conditions would remain to be discharged at the appropriate time.

The proposed landscaping masterplan has been designed alongside the built form proposals to avoid tree removals as far as possible by re-using existing building footprints and roadways and using construction techniques which are compatible with proximity to existing trees. To retain the perimeter woodland and enhancing these areas through introductions of biodiverse woodland understorey and groundcover planting, reinforcing the internal tree corridors and groups, and integrating with buildings and green roofs, to form contiguous green corridors, extension of hedgerows, swales and rain gardens to create connected linear habitats., and creation of glades, meadows and ponds within the courtyards and open spaces of the site, to further increase biodiversity.

Alongside the green infrastructure improvements to the site the proposals also include for site-wide management of surface water through inclusion of: surface infiltration through the soft landscaping and deep root systems of plants; swales and raingardens; pond within the southern end of the site (access restricted); porous paving; blue roofs; attenuation tanks; and, water storage such as water butts.

The applicant has requested that a condition of any reserved matters approval seeks the final detail of the landscaping proposals related to a phase of development and the proposed wording of the condition has been devised to allow this.

Trees - The reserved matters proposals avoid the need to remove any A-category and only one of the category A trees is impacted by development with regards to proposed above soil surfacing. No large size category B trees are to be removed. In order to retain existing trees and maximise biodiversity, the applicants approach to the proposals has been to apply the ‘mitigation hierarchy’, in which the first consideration is to avoid any removal of trees and habitats from the existing site; where that is not possible the applicant has sought to mitigate impacts by making adjustments which prioritise the most valuable trees and habitat. Any losses have then compensated for by providing replacements on site. In total 76 trees are to be removed and 267 proposed trees as replacements are included within the landscaping scheme (3.5:1 replacement ratio).

The proposed landscaping scheme for the site is considered to be acceptable, as this is a reserved matter conditions are proposed to set out that the submitted scheme is approved and shall be undertaken in accordance with the agreed details, together with tree retention and removal conditions to ensure the development progresses in accordance with the submitted arboriculture impact assessment and method statement.

Residential Amenity - There are homes around the site, generally separated by Wilmslow Road to the west or Moseley Road to the south, these include the three storey flats at Hilltop Court

opposite the main entrance on Wilmslow Road about 30 metres away; two and three storey homes to the south on Carill Drive and Moseley Road between 25 and 60 metres away; and two storey homes on Redshaw Close off Whitworth Lane approximately 35 metres away.

Overlooking and Privacy - Given the distances between the site and existing homes and the landscaping and trees to be retained, the proposal is not considered to result in unacceptable impacts on residential amenity in terms of loss of privacy or overlooking.

Daylight and Sunlight – A Daylight and Sunlight Assessment was undertaken to accompany the outline planning approval. This assessment reviewed the maximum parameters that were set out within the supporting documents and the illustrative masterplan associated with the outline planning permission. This assessed surrounding homes and Student Halls of residence at Sheavyn House and Ashburne Hall, homes south of Moseley and Ladybarn Road and Carill Drive and also Ladybarn House (student halls of residence) and homes to the west on Wilmslow Road.

This analysis demonstrated that developing the site to the full extent of its boundary under the maximum proposed parameters could result in some noticeable changes to many of the properties. However, gaps between the proposed blocks would mitigate the majority of these effects and it was noted that properties which remained more materially affected were limited to student accommodation. The BRE guide is that student accommodation is less sensitive than traditional homes.

The approved Design Guide also set out minimum distances between proposed and existing student accommodation to ensure both receive appropriate levels of daylight, this current application has demonstrated to conform to those design guidelines and the proposed accommodation blocks to the north are set off the boundary to those existing student halls to the north to a greater extent than the master plan tested as part of the Outline planning permission. That assessment concluded that the impacts were considered acceptable when considered against the reduced sensitivity of these student accommodation buildings and the way in which the BRE guidance is intended to be used.



The Master Plan tested at outline to the maximum of the parameters applied for

Given the application proposals would reflect the overall parameters from the outline approval the siting, arrangement and layout of the buildings proposed are not considered to give rise to significant impacts on existing residential properties in terms of loss of daylight and sunlight that would warrant refusal of this reserved matters application.

The site has been used as a student hall of residence for in excess of 60 years. It is an established feature of the area and would generate comings and goings, noise, and activity. The proposal would increase the level of accommodation at the site, but it would operate as a managed facility with on-site staff and supervision. The proposal would be subject to the operation of a student management plan, and this plan was approved as part of the outline planning permission. As such it is not considered that managed student accommodation on the site would cause a significant increase in activity in the area that would justify rejecting these reserved matters application. The principle of an increase in bedspaces at the site has been established through the granting of the outline planning permission and there are management plans in place to ensure the accommodation is effectively managed.

Visual Amenity – As set out within the appearance section of this report above the proposals are considered to be a well-designed response to the site, its constraints and the parameters approved under the outline planning permission. It was envisaged that the proposals would result in taller buildings across the site than is present or was present prior to the demolition of Owens Tower. The application proposals have followed the parameters and design code set out within the outline consent and consideration of those together with the high quality of design and landscaping together with the retention of existing tree belts around the perimeter of the site the proposals are not considered to give rise to unacceptable impacts on the visual amenity or character of the area.

Impact on Designated Heritage Assets - Given the scale and quantum of development the impact on setting on designated heritage assets in the vicinity of the site has been considered in the supporting Heritage Statement and assessed from 9 viewpoints. The designated heritage assets around the site fall into three groupings, Behrens Hall, and Ashburne Hall to the north, Firs Lodge and Uttley House to the east and the Church of Holy Innocents, Fallowfield War Memorial and the former School to Church of the Holy Innocents to the south-west.

The site has seen various phases of development from low density Victorian villas to blocks of student accommodation. Ashburne Hall (Grade II) to the north is the earliest surviving student block mirroring later quadrangle arrangements with inward facing green spaces. Within the site itself the fibre glass panels on the podium of the former Owens Tower by American sculptor Mitzi Cunliffe have artistic interest and are proposed to be incorporated in the development. There are some historic gates at the Whitworth Lane entry to Woolton Hall Which are also to be incorporated within the eastern boundary.

Behrens Hall and Ashburne Hall both Grade II listed lie directly north of the development site. Ashburne Hall is more widely visible from surrounding streets and is experienced alongside C20th accommodation blocks in the local setting and the wider campus. The heritage asset would have previously been dominated by Owens Tower in its wider setting, and there is comparable harmful impact to setting from the increased density of 5 storey and 15 storey blocks by the development. This would diminish appreciation of the asset to some degree, this is considered to be at the lower range of harm to heritage significance. The brick material pallet and architectural quality mitigate some of the impact, but the Council agrees with the heritage statement that the impact would have a minor adverse effect when the asset is experienced from Whitworth Lane that would amount to less than substantial harm. Existing and proposed landscaping would also assist to mitigate some of the this impact.

The Firs (Grade II) and attached annex, and Lodge of the Firs (Grade II) lie to the east of Whitworth Lane and the site. A classical designed villa and former lodge associated with Joseph Whitworth has open landscape setting to the south and is largely screened by mature trees from the development site. There are likely to be filtered views to the new development from the heritage asset. The Council agrees with the assessment in the heritage statement that there is a negligible adverse impact to both these heritage assets from the intensification and increased density of built form which would be heavily filtered by the mature tree canopy. The setting of both these assets has evolved considerably over time, and the materiality and high-quality architecture of the development would to some degree lessen the impact where there is some intervisibility in winter months.

The Grade II listed former Queen of Hearts Public House and Grade II listed Church of the Holy Innocents and St James lie southwest of the site. The development would be largely screened by mature greenery with some visible components at the southern part of the site. The development would be a background element within these buildings settings and is not considered to impact the appreciation of the listed assets. The Council agrees with the heritage statement assessment that there would be a neutral impact generally on these assets and also to other designated assets notably, The Synagogue (Grade II) Unitarian Chapel (Grade II) and Hollings Building MMU (Grade II) as the development would be experienced as a background element in their settings.

It is considered that the proposals would result in less than substantial harm to Ashburne Hall Grade II listed building when the asset is experienced from Whitworth Lane. It is acknowledged that this harm is at the lower range of harm to heritage significance. NPPG paragraph 215 requires less than substantial harm to the significance of a designated heritage asset to be weight against the public benefits of the proposal. In this instance the proposals would deliver a number of public benefits including:

- Delivery of high quality modern PBSA in a managed setting on previously developed land. This would address an identified need for further PBSA in the City in an appropriate location.
- The site is an established student hall location where there are support facilities and infrastructure that would further benefit from the creation of a safe and attractive location for students to live and through additional on-site facilities.
- The proposal would improve the visual appearance of the site and wider area and deliver a sustainable form of development and enhanced on site biodiversity in a location well served by active travel infrastructure and bus network.
- The temporary construction and demolition phase would, support around 639 FTE jobs. The operational phase could create 73 jobs.

In this instance the public benefits of the proposals are considered to be substantial and outweigh the identified harm to the heritage significance of the designated heritage assets adjacent the application site.

Sustainability – The proposals develop the strategy set out within the outline planning permission and the submitted Environmental Standards and Energy Statements. The application Design and Access statement indicates that the residential elements of the proposals have been designed to meet Passivhaus certification and this is reflected in the design of the buildings including window arrangements and sizes, the overall scheme is being targeted as a BREEAM excellent rating. All roofs of buildings will incorporate bio-solar roofs which incorporate PV arrays as well as biodiversity treatments. The landscaping across the site has been designed to achieve net gain of biodiversity on site and also as set out above retains and enhances the perimeter woodland and tree belts on the site and creates new habitats. Electric vehicle charging points are to be provided to the on-site accessible parking bays (20%) and for facility management vehicles located on site, the proposals incorporate cycle parking provision across the site which is located in close proximity to existing pedestrian and cycle infrastructure along Wilmslow Road.

In terms of the construction process the submitted information also indicates that a low impact construction design is to be utilised through an off-site form of construction for each of the buildings. This is anticipated to reduce delivery vehicles by 50%, and a 70% reduction in construction waste through the use of off-site production methods.

A fabric first approach is proposed to ensure air tightness and waste and carbon reduction and proposed materials have been chosen to prevent the need for frequent replacement. Construction waste is to have a recycling rate of over 80% with all waste being diverted from landfill.

The project is aiming to be zero carbon in operation aided through the fabric first approach and use of renewables on site. No gas boilers are to be installed.

Condition 40 (Energy Strategy and Environmental Standards Statement) of the outline planning approval has been approved under reference CDN/25/0230, and these reserved matters application confirms the approach set out within that submission. A final verification stage relating to this condition is required to be undertaken at the relevant time.

Accessibility – The supporting documents and plans set out that the principles of accessibility and inclusive design have been incorporated throughout the design process. As such the scheme includes:

- a range of accessible accommodation to cover multiple needs as well as associated parking bays.

- Level access across the site, which will be graded appropriately to ensure safe travel around the site.
- Accessible connections to local public transport routes.
- Access to suitable sanitary provision and changing places facilities in the central hub.

In terms of the overall accommodation provision 100% of M1 rooms are being designed so that the shower pods can be retrofitted with grab-rails in the showers and adjacent to the sink and WC. These facilities allow people with ambulant disabilities to have a choice of room they desire. 17 M2 rooms are being provided– these are standard wheelchair accessible rooms for independent users that are adaptable so that they can be fitted out to meet individual requirements. There will be a split of 50/50 left and right-hand approach units so people can utilise their preferred sides when using equipment. 4 M3 rooms are being provided– these are for people with profound disabilities and generally require part or full-time care. Two of these rooms are installed with interlinking doors so carers can have quick and immediate access. The provision of the M2 and M3 type rooms are within neighbourhoods 1 and 2 and are located closest to the accessible parking bays on the northern part of the site.

All accommodation is to have décor and furniture that considers the requirements of people with visual impairments and those with neurodiverse needs– this applies to décor throughout the scheme.

All accommodation would be able to be quickly retrofitted with equipment for people with hearing impairments.

The proposals include 10 ‘anxiety’ rooms. These are for people with anxiety issues but still want to be fully assimilated with their peers. These rooms are installed with a panic/assistance alarm (activated as needed) and strategically located for quick response times.

There are also five ‘support’ rooms. These are provided for people who are having issues, notably mental health, and require temporary separation from the main accommodation clusters/blocks.

Waste Management - The current site has refuse bins located externally along the façades of the existing residential blocks, this results in a poor quality of external spaces and impacts on visual amenity.

The proposed development would provide bin stores inside the footprint of the residential blocks with external access. All bin stores are proposed to provide sufficient space for general waste and recycling bins with access-controlled entrances, and hose and water for cleaning the bins and the floors. The bin stores are to be located close to the entrances of all buildings with each refuse store provided with an area of hard standing externally, allowing the bins to be wheeled outside from where they can be collected and towed to the collection point. This approach to the provision of bin stores integrated within the buildings is considered to be acceptable and would improve the visual amenity of the site.

The waste management strategy for the site has previously been agreed through the discharge of condition 36 attached to the outline planning permission (reference CDN/25/0230).

Transport Assessment – The outline permission considered matters relating to access to the site but also included condition 14 which required any application for reserved matters to be accompanied by an updated Transport Assessment to consider pedestrian movements, cycle movements and bus capacity. This application is accompanied by additional highways information which has been fully reviewed and assessed, further information has also been

provided during the course of the application relating to the use of one access in connection with move in move out days.

As a result of that assessment a number of highway improvements have been identified by the Councils Highways Services to improve Active Travel access and public transport services in the vicinity of the site. In addition, it has been requested that the applicant seek to incorporate a car club bay in the vicinity of the site given the reduction of car parking facilities on the site. The applicant has also responded to queries raised on specific elements of the proposals and these are set out below.

The proposals incorporate 17 accessible spaces, and these are to standard size with clearance hatching and 6m aisle width. The Council Highway Services team are satisfied with the level of provision. Following clarification on routing of vehicles and the reasons for this do not raise further concerns with the location and arrangement of these spaces.

Provision of a car club bay as part of the proposals has been recommended by the Council's Highway Services team as a result of the reduction in on-site parking provision and increase in bedspaces. The applicant has requested that a condition be agreed to undertake further investigation into car club provision.

Concern was raised with the use of an existing access on Wilmslow Road (the southern access) as part of the move-in/move-out strategy by the Council's Highway Services team. This access was identified as part of the outline planning permission as a secondary access and it is understood does perform a function of the move in/ move out strategy for the campus currently. The applicant has proposed that this access would be used for: move-in days only, which is equivalent to one week per year and typically only between 9am and 5pm on each of those days; Vehicles would be permitted to use the entrance to leave the site, only. This allows them to be held within the site until it is safe to leave, a movement that would be strictly controlled by stewarding at that location, present throughout the operation; and, The stewards would only permit vehicles to turn left out of the site, and only when it is safe to do so in terms of pedestrian, cycle and vehicular traffic, thereby directing traffic away from the pedestrian crossing. A strategy to cover this has been provided and is considered to be acceptable.

The following transport improvements and contributions have been identified to mitigate impacts as a result of the sites layout and amount of development proposed:
- Upgrade of the existing Toucan Crossing at Wilmslow Road (north of Mabfield Road) to a Sparrow crossing.
- Provision of a continuous footway crossing along Langley Road to ensure safer/easier access to the bus stop.
- Improvements to the bus stop area on Wilmslow Road by removal of build-outs in order to enhance bus manoeuvrability/operations.
- Contribution towards provision of additional Bee Network Customer Assistants to manage bus stop operations during busy/peak-periods

The applicant has in principle agreed to the proposed improvements and contributions towards the transport improvements and footway resurfacing around the site and a condition relating to these works is proposed.

Condition 24 of the outline planning permission requires a scheme of highway works to be submitted to and approved prior to the commencement of development. As such a number of matters relating to the access approved under the outline planning permission are intended to be covered through the submission of further details to discharge this condition.

Wind Assessment – The outline planning permission was accompanied by a desktop wind assessment. This matter was not considered to give rise to significant effects and was scoped out of the Environmental Impact Assessment accompanying that application. The submitted assessment concluded that wind speeds would generally be within accepted safety limits with wind speed not exceeding 15 m/s.

The desktop study indicated that there was the potential for tall buildings to generate vertical 'downwash'. As such the scheme designer has confirmed that as part of the detailed design submitted for this reserved matters application several mitigation measures are included to deal with this potential, including:

- Entrance canopies are provided throughout. These will create a protection against potential wind downwash.
- Existing mature trees, where present, will assist in preventing turbulence between the blocks.
- Bike stores and feature walls between blocks 9 & 11 should assist in protecting the main pedestrian route against the wind that could be potentially tunnelled / accelerated by the two towers.

Crime and Safety – This application is accompanied by a Crime Impact Assessment which does not raise fundamental issues or concerns with the proposed layout and design of the proposals but makes recommendations in terms of security measures to be included within the fit out of the building, including door types, access controls etc.

The proposal would provide clear sight-lines, lighting, passive supervision, and CCTV along circulation routes with residential entrances arranged along them. The boundary to the campus, comprising railings and walls, would continue to provide a secure perimeter, limiting access to a few well-overlooked locations. The campus would be open 24/7 and a reception desk is located so that it overlooks the main arrival point from Wilmslow Road with kitchens and social areas having been positioned to provide passive supervision along circulation routes.

From the main east-west route, entry into neighbourhoods will be via local 'gateways' signifying that visitors are entering into a semi-private area defined by using landscape features such as planting, hedges and changes of materials. Pathways are to be well-lit and overlooked by adjacent buildings. The proposal seeks to modify the boundary railing along Whitworth Lane- whilst being retained it would be set back into the landscape to soften the edge along this major pedestrian and cycling route and reduce the feeling of enclosure when using it.

Applicants response to matters raised – The applicant has clarified the reasoning behind the branding and naming of the development and terminology of neighbourhoods. The University of Manchester names its campuses after the part of the city in which it is located (i.e., Victoria Park Campus, City Campus and Fallowfield Campus). The new development will be situated on the Fallowfield Campus, and will consist of 5 neighbourhoods (or Halls of Residence), that will each have a name and a distinct community. The retained accommodation on the campus (in addition to the new buildings) will result in 10 distinct neighbourhoods, each with their own name and each to be seen as part of a single residential campus, with access to shared amenity spaces. The names of the 5 new neighbourhoods have not been decided yet.

The new Central Hub will accommodate students from across the wider campus and provide centralised catering facilities and event spaces. A large communal green area, with seating, informal games and exercise facilities, will be located adjacent to the Central Hub - this space will occasionally be used for university-related events.

These responses are accepted the terminology and branding of the site is not considered to be material to the consideration of this reserved matters application and the reasoning from the applicants is considered reasonable.

In terms of comments raised by Active Travel England a response has been provided by the applicant to cover those matters raised in their response.
i) In relation to cycle storage and accessible/adapted cycle spaces these are distributed across the campus rather than co -located adjacent the disabled parking in the northern part of the site. This is to reflect the positions of accessible rooms to ensure proximity to appropriate cycle parking spaces. This is reflected on the submitted Cycle Strategy Plan.
ii) The inclusion of repair facilities for routine bike maintenance is proposed to Neighbourhood hubs rather than the cycle stores to avoid misuse.
iii) Paths using hoggin are not paths intended for day to day access in and around the campus. The character is more of a woodland walk with seating and trim trail opportunities. The applicant does not wish to encourage over-use of this path given its quieter nature and the proximity of bedroom windows on the ground floor. In this instance hoggin is a suitable surface and would be maintained by the University to a standard necessary for wheelchairs users etc.
iv)Accept that further lighting scheme to review lighting levels along Whitworth Lane can be required by condition prior to occupation (A lighting scheme condition is imposed on the outline consent in this instance).
v) The applicant's approach to travel planning has been agreed with MCC Highways and that this would involve one travel plan for the University estate with site specific surveys such as for Fallowfield appended to the overarching estate Travel Plan. This would ensure: Consistency of approach across the UoM estate; Travel planning continues for old/well established parts of estate, not just new build; Measures can be more 'weighty' when a larger population is involved; Simplified review and reporting process for the University and City Council. Such updates are required by condition 28 of the Outline planning permission.

The responses from the applicant are considered acceptable and as noted within the transport section of this report, a section 106 agreement is required to deliver mitigation measures arising from the increase in bedspaces and these mitigation measures are geared specifically towards active travel and public transport improvements.

Other matters – There are several conditions on the outline planning approval that require details to be submitted as part of the 1st reserved matters application. Other than the matters discussed above within the preceding sections of this report condition 6 relating to the Mitzi Cunliffe relief and condition 12 relating to a method statement for invasive species required submission of details as part of the 1st reserved matters application.

In this instance the applicant has indicated that the Mitzi Cunliffe relief previously located at the base of Owens Tower has been removed and is currently being stored. The submitted design and access statement sets out that the relief is to be installed within the Central Hub and as part of the external landscaping scheme between blocks 9 and 11. The scheme for reuse is to be submitted within 6 months of development commencing. As such the submitted information is considered to be acceptable and will be incorporated into the decision notice.

The response of GMEU confirmed that the details within the Invasive Non-Native Species Survey and Method Statement are acceptable and the development should proceed in accordance with the provided method statement. It is proposed that this document be appended to the decision notice.

Conclusion - The proposal seeks to develop part of the Fallowfield Campus to provide modern high-quality halls of residence and increase the number of bedspaces. The principle of redeveloping the site was previously considered acceptable through the granting of the 2015

planning approval and the outline planning permission related to this current reserved matters application.

The reserved matters follow the principles and parameters of development established through the granting of outline planning permission. The outline planning permission established that the proposals would not cause effects or impacts, that would be significant subject to mitigation and there has not been any significant changes to suggest these conclusions have altered.

The outline permission contained a number of conditions to ensure mitigation measures are implemented and the applicants have sought to discharge a number of these prior to the submission and issuing of decision on these reserved matters application, whilst other details have been submitted alongside this application and are considered above. Following further transport assessment work since the determination of the outline planning permission the applicant has agreed to mitigation in the form of a number of highway works to improve access by active travel and sustainable modes of transport. These matters are dealt with via appropriately worded conditions and the completion of a section 106 legal agreement for contributions towards these works.

The proposal would not result in unacceptable impacts and accords with local planning policies set out within the Core Strategy and Saved Unitary Development Plan and the National Planning Policy Framework and National Planning Policy Guidance and there are no other material considerations to indicate otherwise.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 a right to a fair hearing and to this end the local planning authority 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 Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing 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. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: APPROVE

Article 35 Declaration

The application has been determined in a positive and proactive manner. Issues that have arisen during the course of considering the proposals have been discussed with the applicants agent and in this instance clarification on matters arising has been provided.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development hereby approved must be begun not later than the expiration of two 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:

The following building drawings:
UMRF-SRA-ZA00-00-DR-A-02800 Rev P06 - ZONE A - BLOCK 01 & 02 – GA Ground Floor Plan
UMRF-SRA-ZA00-01-DR-A-02801 Rev P06 - ZONE A - BLOCK 01 & 02 –First Floor Plan (Typical Floor Plan 1st -5th Floors)
UMRF-SRA-ZA00-RF-DR-A-02806 Rev P06 – ZONE A – BLOCK 01 & 02- GA - Roof Plan
UMRF-SRA-ZA00-XX-DR-A-02821 Rev P06 - ZONE A – BLOCK 01 & 02- GA – Elevations Sheet 1
UMRF-SRA-ZA00-XX-DR-A-02822 Rev P06 - ZONE A – BLOCK 01 & 02- GA – Elevations Sheet 2
UMRF-SRA-ZA00-XX-DR-A-02823 Rev P06 - ZONE A – BLOCK 01 & 02- GA – Elevations Sheet 3

UMRF-SRA-ZB00-00-DR-A-02800 Rev P04 - ZONE B - BLOCK 03 – GA Ground Floor Plan
UMRF-SRA-ZB00-01-DR-A-02801 Rev P04 - ZONE B - BLOCK 03 – GA First Floor Plan (Typical Floor Plan 1st -4th Floors)
UMRF-SRA-ZB00-07-DR-A-02807 Rev P04 - ZONE B - BLOCK 03 – GA Seventh Floor Plan (Typical Floor Plan 5th - 7th Floors)
UMRF-SRA-ZB00-08-DR-A-02808 Rev P04 - ZONE B - BLOCK 03 – GA Eighth Floor Plan
UMRF-SRA-ZB00-09-DR-A-02809 Rev P03 - ZONE B - BLOCK 03 – GA Ninth Floor Plan
UMRF-SRA-ZB00-RF-DR-A-02814 Rev P04 - ZONE B - BLOCK 03 – GA Roof Plan
UMRF-SRA-ZB00-XX-DR-A-02821 Rev P04 - ZONE B - BLOCK 03 -GA Elevations Sheet 1
UMRF-SRA-ZB00-XX-DR-A-02822 Rev P04 - ZONE B - BLOCK 03 -GA Elevations Sheet 2
UMRF-SRA-ZB00-XX-DR-A-02823 Rev P04 - ZONE B - BLOCK 03 -GA Elevations Sheet 3

UMRF-SRA-ZC00-00-DR-A-02800 Rev P03 - ZONE C - BLOCK 04 & 05 - GA Ground floor plan
UMRF-SRA-ZC00-01-DR-A-02801 Rev P03 - ZONE C - BLOCK 04 & 05 - GA First Floor Plan (Typical Floor Plan 1st-4th Floors)
UMRF-SRA-ZC00-05-DR-A-02805 Rev P03 - ZONE C - BLOCK 04 & 05 - GA Fifth Floor Plan (Typical floor plan 5th -7th Floors)
UMRF-SRA-ZC00-08-DR-A-02808 Rev P03 - ZONE C - BLOCK 05 - GA Eighth Floor Plan
UMRF-SRA-ZC00-09-DR-A-02809 Rev P03 - ZONE C - BLOCK 05 - GA Ninth Floor Plan (Typical floor plan 9th -13th Floors)
UMRF-SRA-ZC00-RF-DR-A-02814 Rev P03 - ZONE C - BLOCK 05 - GA Roof Plan
UMRF-SRA-ZC00-XX-DR-A-02821 Rev P03 - ZONE C - BLOCK 04&05 -GA Elevations Sheet 1
UMRF-SRA-ZC00-XX-DR-A-02822 Rev P03 - ZONE C - BLOCK 04&05 -GA Elevations Sheet 2

UMRF-SRA-ZC00-XX-DR-A-02823 Rev P03 - ZONE C - BLOCK 05 - GA Elevations Sheet 3
UMRF-SRA-ZC00-XX-DR-A-02824 Rev P03 - ZONE C - BLOCK 04&05 -GA Elevations Sheet 4

UMRF-SRA-ZD00-00-DR-A-02800 Rev P02 - ZONE D - BLOCK 06 - GA Ground floor plan
UMRF-SRA-ZD00-01-DR-A-02801 Rev P02 - ZONE D - BLOCK 06 - GA First Floor Plan (Typical Floor Plan 1st – 4th Floors)
UMRF-SRA-ZD00-05-DR-A-02805 Rev P02 - ZONE D - BLOCK 06 - GA Fifth Floor Plan
UMRF-SRA-ZD00-RF-DR-A-02806 Rev P02 - ZONE D - BLOCK 06 - GA Roof Plan
UMRF-SRA-ZD00-XX-DR-A-02821 Rev P02 - ZONE D - BLOCK 06 - GA Elevations Sheet 1
UMRF-SRA-ZD00-XX-DR-A-02822 Rev P02 - ZONE D - BLOCK 06 - GA Elevations Sheet 2

UMRF-SRA-ZE00-00-DR-A-02800 Rev P04 - ZONE E - BLOCK 07&08 - GA Ground Floor Plan
UMRF-SRA-ZE00-01-DR-A-02801 Rev P04 - ZONE E - BLOCK 07&08 - First Floor Plan
UMRF-SRA-ZE00-02-DR-A-02802 Rev P04 – ZONE E - BLOCK 07 - General Arrangement Second Floor Plan (Typical Floor Plan 2nd -4th Floors)
UMRF-SRA-ZE00-05-DR-A-02805 Rev P04 - ZONE E - BLOCK 07 - GA Fifth Floor Plan
UMRF-SRA-ZE00-RF-DR-A-02806 Rev P04 - ZONE E - BLOCK 07 - Roof Plan
UMRF-SRA-ZE00-XX-DR-A-02821 Rev P04 - ZONE E - BLOCK 07&08 -GA Elevations Sheet 1
UMRF-SRA-ZE00-XX-DR-A-02822 Rev P04 - ZONE E - BLOCK 07&08 -GA Elevations Sheet 2
UMRF-SRA-ZE00-XX-DR-A-02831 Rev P01 - ZONE E - BLOCK 07&08 -Sections Sheet 1

UMRF-SRA-ZF00-00-DR-A-02800 Rev P02 - ZONE F - BLOCK 09&11 - GA Ground Floor Plan
UMRF-SRA-ZF00-01-DR-A-02801 Rev P02 - ZONE F - BLOCK 09&11 - GA First Floor Plan
UMRF-SRA-ZF00-02-DR-A-02802 Rev P02 - ZONE F - BLOCK 09&11 - GA Second Floor Plan (Typical Floor Plan 2nd -12th Floors)
UMRF-SRA-ZF00-13-DR-A-02813 Rev P02 - ZONE F - BLOCK 09&11 - Thirteenth Floor Plan
UMRF-SRA-ZF00-RF-DR-A-02814 Rev P02 - ZONE F - BLOCK 09&11 - Roof Plan
UMRF-SRA-ZF00-XX-DR-A-02821 Rev P02 - ZONE F - BLOCK 09&11- GA Elevations Sheet 1
UMRF-SRA-ZF00-XX-DR-A-02822 Rev P02 - ZONE F - BLOCK 09&11- GA Elevations Sheet 2
UMRF-SRA-ZF00-XX-DR-A-02823 Rev P02 - ZONE F - BLOCK 09- GA Elevations Sheet 3
UMRF-SRA-ZF00-XX-DR-A-02824 Rev P02 - ZONE F - BLOCK 09&11- GA Elevations Sheet 4
UMRF-SRA-ZF00-XX-DR-A-02825 Rev P02 - ZONE F - BLOCK 09- GA Elevations Sheet 5
UMRF-SRA-ZF00-XX-DR-A-02826 Rev P01 - ZONE F - BLOCK 09&11- GA Elevations Sheet 6
UMRF-SRA-ZF00-XX-DR-A-02831 Rev P01 - ZONE F - BLOCK 09- GA Sections Sheet 1

UMRF-SRA-ZF10-00-DR-A-02800 Rev P03 – CENTRAL HUB - ZONE F - BLOCK 10 - GA Ground Floor Plan
UMRF-SRA-ZF10-01-DR-A-02801 Rev P03 – CENTRAL HUB - ZONE F - BLOCK 10 - GA First Floor Plan
UMRF-SRA-ZF10-RF-DR-A-02802 Rev P02 – CENTRAL HUB - ZONE F - BLOCK 10 - GA Roof Plan
UMRF-SRA-ZF10-XX-DR-A-02821 Rev P03 – ZONE F - BLOCK 10 - GA Elevations Sheet 1
UMRF-SRA-ZF10-XX-DR-A-02822 Rev P03 - ZONE F - BLOCK 10 - GA Elevations Sheet 2
UMRF-SRA-ZF10-XX-DR-A-02823 Rev P02 – ZONE F BLOCK 10 – GA Elevations Sheet 3
UMRF-SRA-ZF10-XX-DR-A-02831 Rev P01 – ZONE F – BLOCK 10 – GA Sections Sheet 1

UMRF-SRA-ZG00-00-DR-A-02800 Rev P02 – ZONE G - BLOCK 12, 13, 14 &15 GA Ground Floor Plan
UMRF-SRA-ZG00-01-DR-A-02801 Rev P02 – ZONE G - BLOCK 12, 13, 14 &15 GA First Floor Plan
UMRF-SRA-ZG00-02-DR-A-02802 Rev P02 - ZONE G - BLOCK 12, 13,&14 GA Second Floor Plan (Typical Floor Plan 2nd - 5th Floors)
UMRF-SRA-ZG00-XX-DR-A-02806 Rev P02 - ZONE G - BLOCK 12, 13 & 14 - GA Roof Plan
UMRF-SRA-ZG00-XX-DR-A-02821 Rev P02 - ZONE G - BLOCK 12&13-GA Elevations Sheet 1

UMRF-SRA-ZG00-XX-DR-A-02822 Rev P02 - ZONE G - BLOCK 12,13,14&15 – GA Elevations Sheet 2
UMRF-SRA-ZG00-XX-DR-A-02823 Rev P02 - ZONE G - BLOCK 13,14&15 – GA Elevations Sheet 3
UMRF-SRA-ZG00-XX-DR-A-02824 Rev P02 – ZONE G -BLOCK 13,14&15 – GA Elevations Sheet 4

UMRF-SRA-ZH00-00-DR-A-02800 Rev P02 - ZONE H - Block 16&17 – GA- Ground Floor Plan
UMRF-SRA-ZH00-01-DR-A-02801 Rev P02 - ZONE H - Block 16&17 – GA- First Floor Plan (Typical Floor Plan 1st - 5th Floors)
UMRF-SRA-ZH00-RF-DR-A-02806 Rev P02 - ZONE H - Block 16&17 – GA Roof Plan
UMRF-SRA-ZH00-XX-DR-A-02821 Rev P02 - ZONE H - Block 16&17 GA Elevations Sheet 1
UMRF-SRA-ZH00-XX-DR-A-02822 Rev P02 - ZONE H - Block 16&17 GA Elevations Sheet 2
UMRF-SRA-ZH00-XX-DR-A-02823 Rev P02 - ZONE H - Block 16&17 GA Elevations Sheet 3

UMRF-SRA-ZI00-00-DR-A-02800 Rev P02 - ZONE I - BLOCK 18 – GA- Ground Floor Plan
UMRF-SRA-ZI00-01-DR-A-02801 Rev P02 - ZONE I - BLOCK 18 – GA- First Floor Plan
UMRF-SRA-ZI00-02-DR-A-02802 Rev P02 - ZONE I - BLOCK 18 – GA- Second Floor Plan (Typical Floor Plan 2nd – 13th Floors)
UMRF-SRA-ZI00-14-DR-A-02814 Rev P02 - ZONE I - BLOCK 18 – GA- Fourteenth Floor Plan
UMRF-SRA-ZI00-RF-DR-A-02815 Rev P02 - ZONE I - BLOCK 18 – GA- Roof Plan
UMRF-SRA-ZI00-XX-DR-A-02821 Rev P02 - ZONE I - BLOCK 18 – GA Elevations Sheet 1
UMRF-SRA-ZI00-XX-DR-A-02822 Rev P02 - ZONE I - BLOCK 18 – GA Elevations Sheet 2
UMRF-SRA-ZI00-XX-DR-A-02823 Rev P02 - ZONE I - BLOCK 18 – GA Elevations Sheet 3

UMRF-SRA-ZJ00-00-DR-A-02800 Rev P02 – ZONE J - BLOCK 19, 20 &21 - GA Ground Floor Plan
UMRF-SRA-ZJ00-01-DR-A-02801 Rev P02 - ZONE J - BLOCK 19, 20 &21 - GA First Floor Plan
UMRF-SRA-ZJ00-02-DR-A-02802 Rev P02 - ZONE J - BLOCK 19, 20 &21 - GA Second Floor Plan (Typical Floor Plan 2nd – 10th Floors)
UMRF-SRA-ZJ00-11-DR-A-02811 Rev P02 - ZONE J - BLOCK 19, 20 &21 - GA Eleventh Floor Plan
UMRF-SRA-ZJ00-12-DR-A-02812 Rev P01 - ZONE J - BLOCK 19, 20 &21 - GA Twelfth Floor plan
UMRF-SRA-ZJ00-13-DR-A-02813 Rev P01 - ZONE J - BLOCK 19, 20 &21 - GA Thirteenth Floor plan
UMRF-SRA-ZJ00-RF-DR-A-02814 Rev P01 - ZONE J - BLOCK 19, 20 &21 - GA Roof plan
UMRF-SRA-ZJ00-XX-DR-A-02821 Rev P02 - ZONE J - BLOCK 19,20 &21 - GA Elevations Sheet 1
UMRF-SRA-ZJ00-XX-DR-A-02822 Rev P02 - ZONE J - BLOCK 19,20 &21 - GA Elevations Sheet 2
UMRF-SRA-ZJ00-XX-DR-A-02823 Rev P02 - ZONE J - BLOCK 19,20 &21 - GA Elevations Sheet 3
UMRF-SRA-ZJ00-XX-DR-A-02824 Rev P02 - ZONE J - BLOCK 19,20 &21 - GA Elevations Sheet 4
UMRF-SRA-ZJ00-XX-DR-A-02825 Rev P02 - ZONE J - BLOCK 19,20 &21 - GA Elevations Sheet 5
UMRF-SRA-ZJ00-XX-DR-A-02826 Rev P01 - ZONE J - BLOCK 19,20 &21 - GA Elevations Sheet 6

UMRF-SRA-ZK00-00-DR-A-02800 Rev P02 – ZONE K - BLOCK 22&23 -GA Ground Floor Plan
UMRF-SRA-ZK00-01-DR-A-02801 Rev P02 - ZONE K - BLOCK 22&23 -GA First Floor Plan (Typical Floor Plan 1st - 5th Floors)
UMRF-SRA-ZK00-RF-DR-A-02806 Rev P02 -ZONE K - BLOCK 22&23 GA Roof Plan

UMRF-SRA-ZK00-XX-DR-A-02821 Rev P02 - ZONE K - BLOCK 22&23 GA Elevation Sheet 1
UMRF-SRA-ZK00-XX-DR-A-02822 Rev P02 - ZONE K - BLOCK 22&23 GA Elevation Sheet 2
UMRF-SRA-ZK00-XX-DR-A-02823 Rev P02 - ZONE K - BLOCK 22&23 GA Elevation Sheet 3

UMRF-SRA-ZL00-00-DR-A-02800 Rev P01 - ZONE L - BLOCK 24&25 - GA Ground Floor Plan
UMRF-SRA-ZL00-01-DR-A-02801 Rev P03 - ZONE L - BLOCK 24&25 - GA First Floor Plan (Typical Floor Plan 1st -5th Floors)
UMRF-SRA-ZL00-RF-DR-A-02806 Rev P02 - ZONE L - BLOCK 24&25 - GA Roof Plan
UMRF-SRA-ZL00-XX-DR-A-02821 Rev P02 - ZONE L - BLOCK 24&25 - GA Elevation Sheet 1
UMRF-SRA-ZL00-XX-DR-A-02822 Rev P02 - ZONE L - BLOCK 24&25 - GA Elevation Sheet 2
UMRF-SRA-ZL00-XX-DR-A-02823 Rev P02 - ZONE L - BLOCK 24&25 - GA Elevation Sheet 3

UMRF-SRA-ZM00-00-DR-A-02800 Rev P02 - ZONE M - BLOCK 26&27 -GA Ground Floor Plan
UMRF-SRA-ZM00-01-DR-A-02801 Rev P02 - ZONE M - BLOCK 26&27 -GA First Floor Plan (Typical Floor Plan 1st -5th Floors)
UMRF-SRA-ZM00-RF-DR-A-02806 Rev P02 - ZONE M - BLOCK 26&27 -GA Roof Plan
UMRF-SRA-ZM00-XX-DR-A-02821 Rev P02 - ZONE M - BLOCK 26&27 -GA Elevation Sheet 1
UMRF-SRA-ZM00-XX-DR-A-02822 Rev P02 - ZONE M - BLOCK 26&27 -GA Elevation Sheet 2
UMRF-SRA-ZM00-XX-DR-A-02823 Rev P01- ZONE M - BLOCK 26&27 -GA Elevation Sheet 3

UMRF-SRA-ZN00-00-DR-A-02800 Rev P02 - ZONE N - BLOCK 28&29 - GA Ground Floor Plan
UMRF-SRA-ZN00-01-DR-A-02801 Rev P02 - ZONE N - BLOCK 28&29 - GA First Floor Plan (Typical Floor Plan 1st -5th Floors)
UMRF-SRA-ZN00-RF-DR-A-02806 Rev P02 - ZONE N - BLOCK 28&29 – GA Roof Plan
UMRF-SRA-ZN00-XX-DR-A-02821 Rev P02 - ZONE N - BLOCK 28&29 – GA Elevation Sheet 1
UMRF-SRA-ZN00-XX-DR-A-02822 Rev P02 - ZONE N - BLOCK 28&29 – GA Elevation Sheet 2
UMRF-SRA-ZN00-XX-DR-A-02823 Rev P02 - ZONE N - BLOCK 28&29 – GA Elevation Sheet 3

UMRF-SRA-ZZ-00-DR-A-02821 Rev P01 – Proposed site context Elevations Sheet 1
UMRF-SRA-ZZ-00-DR-A-02822 Rev P01 – Proposed site context Elevations Sheet 2
UMRF-SRA-ZZ-00-DR-A-02823 Rev P01 – Proposed site context Elevations Sheet 3

UMRF-SRA-ZZ-XX-DR-A-02861 Rev P02 - Bay 1 - Typical External Wall Bay Study
UMRF-SRA-ZZ-XX-DR-A-02862 Rev P02 - Bay 2 - Typical External Wall Bay Study
UMRF-SRA-ZZ-XX-DR-A-02863 Rev P02 - Bay 3 - Typical External Wall Bay Study
UMRF-SRA-ZZ-XX-DR-A-02870 Rev P01 - Accommodation Blocks Window Grille Design Intent Panel Types

7172-SRA-XX-XX-SA-A-SK002 Rev J – Accommodation Schedule

Site layout drawings:
UMRF-SRA-ZZ-00-DR-A-02810 Rev P03 Proposed Ground Floor Masterplan
UMRF-SRA-ZZ-01-DR-A-02811 Rev P02 Proposed First Floor Masterplan
UMRF-SRA-ZZ-02-DR-A-02812 Rev P02 Proposed Second Floor Masterplan
UMRF-SRA-ZZ-RF-DR-A-02814 Rev P01 Proposed Roof plan Masterplan
UMRF-SRA-ZZ-XX-DR-A-02802 Rev P01 Proposed Site Plan
UMRF-SRA-ZZ-XX-DR-A-02853 Rev P01 Site Zone & Neighbourhood Plan
UMRF-SRA-ZZ-RF-DR-A-02805 Rev P01 Proposed levels and Building Heights Plan

The following landscape drawings:
UMRF-LAP-XX-00-DR-L-00002 Rev P7 Proposed Landscape GA
UMRF-LAP-XX-00-DR-L-10000 Rev P5 Neighbourhood 1GA
UMRF-LAP-XX-00-DR-L-20000 Rev P4 Neighbourhood 2GA
UMRF-LAP-XX-00-DR-L-30000 Rev P3 Neighbourhood 3GA

UMRF-LAP-XX-00-DR-L-40000 Rev P3 Neighbourhood 4GA
UMRF-LAP-XX-00-DR-L-50000 Rev P3 Neighbourhood 5GA
UMRF-LAP-XX-00-DR-L-10001 Rev P2 Neighbourhood 1 Planting
UMRF-LAP-XX-00-DR-L-20001 Rev P2 Neighbourhood 2 Planting
UMRF-LAP-XX-00-DR-L-30001 Rev P2 Neighbourhood 3 Planting
UMRF-LAP-XX-00-DR-L-40001 Rev P2 Neighbourhood 4 Planting
UMRF-LAP-XX-00-DR-L-50001 Rev P2 Neighbourhood 5 Planting
UMRF-LAP-XX-00-DR-L-60001 Rev P2 Central Hub/Open Space Planting
UMRF-LAP-XX-00-DR-L-60000 Rev P2 Central Hub and Open Space GA
UMRF-LAP-XX-00-DR-L-00003 Rev P5 Proposed Tree Removals
UMRF-LAP-XX-00-DR-L-00004 Rev P1 Landscape Roof Plan
UMRF-LAP-XX-00-DR-L-00008 Rev P4 Proposed Hard Landscaping
UMRF-LAP-XX-00-DR-L-00010 Rev P3 Street Furniture strategy
UMRF-LAP-XX-00-DR-L-00012 Rev P2 Proposed BNG Area Plan
UMRF-LAP-XX-00-DR-L-00014 Rev P5 Proposed Boundary Treatments
UMRF-LAP-XX-00-DR-L-00016 Rev P5 Proposed Trees
UMRF-LAP-XX-00-DR-L-00019 Rev P4 Signage Strategy
UMRF-LAP-XX-00-DR-L-00022 Rev P7 Cycle Parking Strategy
UMRF-LAP-XX-00-RP-L-30000 Rev P1 Landscape Statement
UMRF-LAP-XX-00-RP-L-30001 Rev P5 Arboricultural Impact Assessment and Method Statement

Approved Documents:
Invasive Non-Native Species Survey and Method Statement - Report Ref.: GRA001-013-001/004/001 October 2024 prepared by Thomson Environmental Consultants
Biodiversity Net Gain Report – Report Ref GRA001-013-001/001/002 February 2025 prepared by Thomson Environmental Consultants
Detailed Unexploded Ordnance (UXO) Risk Assessment Report reference DA20699-00 dated 14/10/2024 prepared by 1st Line Defence
Student Management Plan Dated January 2025 Version 01
UMRF-LAP-XX-00-RP-L-30001 P5
Mitzi Cunliffee Relief proposal as set out within section 5.23 of the Design and Access Statement 20th February 2025
Operational Traffic Management Plan (Move In/Out Days) reference 0062342-BHE-XX-XX-RP-TP-0040 Revision P01 dated 29th August 2025 prepared by Buro Happold
Technical Note 012 – Off-Site Highways Provision dated 11.09.2025 prepared by Graham
Design and Access Statement reference UMRF-SRA-XX-XX-RP-A-00100 rev P05

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy DM1 of the Manchester Core Strategy and policies JP-S1, JP-H3, .JP-H4 of Places for Everyone Joint Development Plan Document.

3) The demolition of Building B18 as identified in the Bat Dusk Emergence Survey - Thomson Environmental Consultants: Project No: RID002-002-003/001/001 shall not in any circumstances commence unless the local planning authority has been provided with either:
a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or
b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a license.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Core Strategy and policy JP-G8 of Places for Everyone Joint Development Plan Document.

.

4) In this condition "retained tree" means an existing tree, shrub or hedge which is shown as being retained within drawing reference UMRF-LAP-XX-00-DR-L-00003 Rev P5 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 EN9 and EN15 of the Core Strategy and policy JP-G7 of Places for Everyone.

5) The development hereby approved shall be undertaken in accordance with the Method Statement as set out within the Invasive Non-Native Species Survey and Method Statement report prepared by Thomson Environmental Consultants reference GRA001-013-001/004/001.

Reason - To prevent the spread of invasive species which have previously been found on part of the site in accordance with the Wildlife and Countryside Act 1981.

6) a) Notwithstanding the landscape drawings listed within condition 2 of this decision, prior to the commencement of above ground works within any phase of development, full details of the hard and soft landscaping scheme for that phase based upon the general principles contained within the approved plan and including materials, layouts, planting specifications together with a timescales for its implementation shall be submitted for approval in writing by the City Council as Local Planning Authority.

b)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.

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 policies SP1, EN9 and DM1 of the Core Strategy and policies JP-G2 and G6-G8 of Places for Everyone.

7) a) The development hereby approved shall be carried out in accordance with the following agreed details:

- Bricks and mortar type
i) Forterra "Canterbury" with natural mortar
ii) Forterra "Westcroft" with natural mortar

- Reconstituted stone types
i) Polished Recon Stone "Red Granite" DRS1346 P
ii) Acid Etched Recon Stone "Coral" LC431R15 AE
iii) Polished Recon Stone "Light Granite" LC155 P
iv) Acid Etched Recon Stone "Fallowfeld White" LC155 AE
v) Polished Recon Stone "Grey Granite" DRS1324 P
vi) Acid Etched Recon Stone "Manchester Sky" LC155B1000 AE
vii) Polished Recon Stone "Grey Granite" [*with red fleck]
viii) Acid Etched Recon Stone "Manchester Sky" [*with red fleck]
ix) Polished Recon Stone "Light Granite with red" DRS1323 P
x) Acid Etched Recon Stone "Fallowfeld White" DRS1345 DAE
xi) Recon Stone "Emerald Green" LC62G12000

-Glazed Bricks
i) Green Type 1 Crystal Clear "Vert d'eau" RAIRIES MONTRIEUX
ii) Green Type 2 Crystal Clear "Nenuphar" RAIRIES MONTRIEUX
iii) Brown Type 1 Twice-fired glazing RAL 3.11 RAIRIES MONTRIEUX
iv) Green Type 3 Crystal Clear "Eucalyptus" RAIRIES MONTRIEUX

And the details of colouration and materials of windows/doors, flashings/copings and soffits, louvered plant screen and entrance canopies as set out on the Façade Material Summary Rev B dated 28th July 2025

b) Prior to above ground works commencing within any relevant phase, with the exception of site clearance and demolition, the following further details shall be submitted for approval in writing by the City Council, as Local Planning Authority in relation to that phase:
i. Samples and specifications of all other materials to be used on all external elevations including external elevation and material details of the: Central Hub building (Block 10 on the approved drawings); and, all bicycle parking facilities.
ii. Jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details to be used to prevent staining; and details of the glazing and frames.
iii. A strategy for quality control management.

The development of each phase shall be carried out in accordance with the agreed details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, EN3 and DM1 of the Core Strategy and policies JP-S1, JP-H3 and JP-P1 of the Places for Everyone Joint Development Plan document.

8) The car parking spaces as identified on the approved plans listed within condition 1 of this decision shall be laid out, demarcated and be ready for use prior to the first occupation of the residential accommodation associated with the phase of development in which the car parking is located. The parking areas shall be available for use at all times whilst the development is in operation.

Reason - To ensure that there is adequate car parking for the development proposed when the building is in use, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy and policy JP-C1 of the Places for Everyone Joint Development Plan Document.

9) The development hereby approved shall include provision of the following: 21 accessible rooms, of which 17 are independent disabled (M2) rooms and 4 additional needs (M3) rooms as set out within section 5.2 of the Design and Access Statement reference UMRF-SRA-XX-XX-RP-A-00100 rev P05.

Reason – To ensure a range of accessible facilities are available at the development pursuant to policy DM1 of the Core Strategy and policy JP-H3 of the Places for Everyone Joint Development Plan Document.

10) Prior to the first occupation of the development or any phase of development a scheme to investigate the provision, including timescales for delivery, of a car club bay within the vicinity of the site shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason – To provide a range of travel mode options to those who reside at the development pursuant to policies SP1, T1 and DM1 of the Manchester Core Strategy (2012) and policies JP-C1 and JP-C8 of the Places for Everyone Joint Development Plan Document.

11) The development hereby approved shall be operated, whilst it is occupied and in use, in accordance with the Operational Traffic Management Plan (Move In/Move Out days) dated 29th August 2025 as set out in condition 2 of this decision notice.

Reason – In the interests of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy.

12) Prior to the commencement of above ground structures being installed for any phase of development hereby approved, provision shall be made to the City Council towards the off-site highway works as detailed within the Technical Note dated 11th September 2025 and confirmation of this provision shall be submitted to and approved in writing by the City Council as local planning authority. For the avoidance of doubt these works exclude those related to the 3 No. site entrances as advised in BH Document reference 0062342-BHE-XX-XX-RP-TP-0020 relating to condition 24 of outline planning approval reference 138126/OO/2023.

Reason - To enable improvements to be made to transport infrastructure in the vicinity of the site in the interests of pedestrian and highway safety pursuant to policies SP1, T1 and DM1 of the Manchester Core Strategy (2012) and policies JP-C1 and JP-C8 of the Places for Everyone Joint Development Plan Document.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Heritage & Urban Design
Greater Manchester Police
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
Health & Safety Executive (Fire Safety)
Manchester Airport Safeguarding Officer
Active Travel England
Greater Manchester Ecology Unit
Rusholme, Fallowfield & Moss Side Civic Society
South East Fallowfield Residents Association

149 Old Hall Lane, Rusholme, Manchester, M14 6HJ
17 Landcross Road, Manchester, M14 6LZ
21 Langley Road, Manchester, M14 6LL
21 Braemar Road, Manchester, M14 6PR
11 Braemar Road, Manchester, M14 6PR
93 Braemar Road, Manchester, M14 6PQ
85 Braemar Road, Manchester, M14 6PQ
232 Wilmslow Road, Manchester, M14 6LE
21 Landcross Road, Manchester, M14 6LZ
15 Landcross Road, Manchester, M14 6LZ
13 Landcross Road, Manchester, M14 6LZ
11 Landcross Road, Manchester, M14 6LZ
96 Birchfields Road, Manchester, M14 6PH
92 Birchfields Road, Manchester, M14 6PH
88 Birchfields Road, Manchester, M14 6PH
82 Birchfields Road, Manchester, M14 6PH
78 Birchfields Road, Manchester, M14 6PH
72 Birchfields Road, Manchester, M14 6PH
64 Birchfields Road, Manchester, M14 6PH
62 Birchfields Road, Manchester, M14 6PH
13 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
108 Birchfields Road, Manchester, M14 6PH
104 Birchfields Road, Manchester, M14 6PH
102 Birchfields Road, Manchester, M14 6PH
124 Birchfields Road, Manchester, M14 6PF
120 Birchfields Road, Manchester, M14 6PF
8 Cawdor Road, Manchester, M14 6LQ
6 Cawdor Road, Manchester, M14 6LQ
22 Cawdor Road, Manchester, M14 6LQ
2 Cawdor Road, Manchester, M14 6LQ
18 Cawdor Road, Manchester, M14 6LQ
The Lodge, Whitworth Lane, Manchester, M14 6HE
4A Furness Road, Manchester, M14 6LY
74 Landcross Road, Manchester, M14 6NB
23 Brailsford Road, Manchester, M14 6PT
96 Braemar Road, Manchester, M14 6PG
86 Braemar Road, Manchester, M14 6PG
108 Braemar Road, Manchester, M14 6PG

104 Braemar Road, Manchester, M14 6PG
102 Braemar Road, Manchester, M14 6PG
178 Birchfields Road, Manchester, M14 6PE
176 Birchfields Road, Manchester, M14 6PE
170 Birchfields Road, Manchester, M14 6PE
242 Moseley Road, Manchester, M14 6PD
238 Moseley Road, Manchester, M14 6PD
234 Moseley Road, Manchester, M14 6PD
230 Moseley Road, Manchester, M14 6PD
69 Cawdor Road, Manchester, M14 6LS
172 Moseley Road, Manchester, M14 6PB
174 Birchfields Road, Manchester, M14 6PE
226 Moseley Road, Manchester, M14 6PD
200 Moseley Road, Manchester, M14 6PB
15 Brailsford Road, Manchester, M14 6PT
Flat 18, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 16, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
8 Evelyn Street, Manchester, M14 6WF
13 Brailsford Road, Manchester, M14 6PT
2A Landcross Road, Manchester, M14 6NA
5 Evelyn Street, Manchester, M14 6WF
3 Ladybarn Lane, Manchester, M14 6NQ
2 Ladybarn Mews, Ladybarn Road, Manchester, M14 6WN
1 Ladybarn Mews, Ladybarn Road, Manchester, M14 6WN
3 Balmoral Road, Manchester, M14 6WG
25 Balmoral Road, Manchester, M14 6WG
21 Balmoral Road, Manchester, M14 6WG
15 Balmoral Road, Manchester, M14 6WG
13 Balmoral Road, Manchester, M14 6WG
Flat 1, Orchard Court, Ladybarn Lane, Manchester, M14 6NX
25A Ladybarn Road, Manchester, M14 6WN
1 Sherwood Avenue, Manchester, M14 6EA
9 Selside Walk, Manchester, M14 6DU
5 Selside Walk, Manchester, M14 6DU
4 Selside Walk, Manchester, M14 6DU
31 Selside Walk, Manchester, M14 6DU
29 Selside Walk, Manchester, M14 6DU
27 Selside Walk, Manchester, M14 6DU
23 Selside Walk, Manchester, M14 6DU
21 Selside Walk, Manchester, M14 6DU
2 Selside Walk, Manchester, M14 6DU
17 Selside Walk, Manchester, M14 6DU
210 Moseley Road, Manchester, M14 6PB
182 Brailsford Road, Manchester, M14 6QA
162 Brailsford Road, Manchester, M14 6QA
152 Brailsford Road, Manchester, M14 6QA
Flat 8, Orchard Court, Ladybarn Lane, Manchester, M14 6NX
Flat 6, Orchard Court, Ladybarn Lane, Manchester, M14 6NX
Flat 5, Orchard Court, Ladybarn Lane, Manchester, M14 6NX
Flat 3, Orchard Court, Ladybarn Lane, Manchester, M14 6NX
14 Carill Drive, Manchester, M14 6WR
12 Carill Drive, Manchester, M14 6WR
122 Ladybarn Road, Manchester, M14 6WQ
114 Ladybarn Road, Manchester, M14 6WQ

108 Ladybarn Road, Manchester, M14 6WQ
22 Ladybarn Lane, Manchester, M14 6WP
9 Ladybarn Road, Manchester, M14 6WN
Flat 2, 15 Ladybarn Road, Manchester, M14 6WN
Flat 1, 15 Ladybarn Road, Manchester, M14 6WN
Flat 9, 15 Ladybarn Road, Manchester, M14 6WN
Flat 8, 15 Ladybarn Road, Manchester, M14 6WN
Flat 6, 15 Ladybarn Road, Manchester, M14 6WN
Flat 5, 15 Ladybarn Road, Manchester, M14 6WN
Flat 3, 15 Ladybarn Road, Manchester, M14 6WN
181 Brailsford Road, Manchester, M14 6PZ
171 Brailsford Road, Manchester, M14 6PZ
163 Brailsford Road, Manchester, M14 6PZ
Flat 2, Beechwood House, 9 - 11 Ladybarn Lane, Manchester, M14 6NQ
Flat 10 Lowry House, Chancellors Court, Moseley Road, Manchester, M14 6ZT
Bentleys, Harburg House, 11 Ladybarn Road, Manchester, M14 6WN
2 Landcross Road, Manchester, M14 6NA
6 Landcross Road, Manchester, M14 6NA
14 Landcross Road, Manchester, M14 6NA
10 Landcross Road, Manchester, M14 6NA
7 Landcross Road, Manchester, M14 6LZ
51 Landcross Road, Manchester, M14 6LZ
49 Landcross Road, Manchester, M14 6LZ
47 Landcross Road, Manchester, M14 6LZ
39 Landcross Road, Manchester, M14 6LZ
31 Landcross Road, Manchester, M14 6LZ
Flat 3, 25 Ladybarn Road, Manchester, M14 6WN
Flat 1, 25 Ladybarn Road, Manchester, M14 6WN
Flat 5, 23 Ladybarn Road, Manchester, M14 6WN
80 Braemar Road, Manchester, M14 6PG
78 Braemar Road, Manchester, M14 6PG
110 Braemar Road, Manchester, M14 6PG
172 Birchfields Road, Manchester, M14 6PE
240 Moseley Road, Manchester, M14 6PD
236 Moseley Road, Manchester, M14 6PD
232 Moseley Road, Manchester, M14 6PD
228 Moseley Road, Manchester, M14 6PD
224 Moseley Road, Manchester, M14 6PD
3 Landcross Road, Manchester, M14 6LZ
29 Landcross Road, Manchester, M14 6LZ
23 Landcross Road, Manchester, M14 6LZ
Flat 25, 10 Wilbraham Road, Manchester, M14 6JZ
Flat 24, 10 Wilbraham Road, Manchester, M14 6JZ
Flat 23, 10 Wilbraham Road, Manchester, M14 6JZ
Flat 22, 10 Wilbraham Road, Manchester, M14 6JZ
Flat 21, 10 Wilbraham Road, Manchester, M14 6JZ
Flat 20, 10 Wilbraham Road, Manchester, M14 6JZ
Flat 19, 10 Wilbraham Road, Manchester, M14 6JZ
102 Ladybarn Road, Manchester, M14 6WQ
110 Ladybarn Road, Manchester, M14 6WQ
106 Ladybarn Road, Manchester, M14 6WQ
104 Ladybarn Road, Manchester, M14 6WQ
7 Balmoral Road, Manchester, M14 6WG
5 Balmoral Road, Manchester, M14 6WG

27 Balmoral Road, Manchester, M14 6WG
9 Balmoral Road, Manchester, M14 6WG
19 Balmoral Road, Manchester, M14 6WG
17 Balmoral Road, Manchester, M14 6WG
21 Boland Drive, Manchester, M14 6DS
Flat 9 Carder Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 12 Carder Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 11 Carder Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 10 Carder Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 8 Carder Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 7 Carder Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 6 Carder Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 5 Carder Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 4 Carder Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 3 Carder Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 2 Carder Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 1 Carder Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
2A Furness Road, Manchester, M14 6LY
110 Moseley Road, Manchester, M14 6PA
29 Braemar Road, Manchester, M14 6PR
2 Riga Road, Manchester, M14 6JH
50 Landcross Road, Manchester, M14 6NB
28 Landcross Road, Manchester, M14 6NB
16 Landcross Road, Manchester, M14 6NA
27 Landcross Road, Manchester, M14 6LZ
17 Furness Road, Manchester, M14 6LY
67 Furness Road, Manchester, M14 6LX
43 Furness Road, Manchester, M14 6LX
33 Furness Road, Manchester, M14 6LX
103 Old Hall Lane, Rusholme, Manchester, M14 6HL
41 Mabfield Road, Manchester, M14 6LW
25 Mabfield Road, Manchester, M14 6LW
Flat 23, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 3, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 2, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
240B Wilmslow Road, Manchester, M14 6LD
Tutors Flat 9, The Mall Owens Park, Wilmslow Road, Manchester, M14 6HD
Tutors Flat 8, The Mall Owens Park, Wilmslow Road, Manchester, M14 6HD
134 Brailsford Road, Manchester, M14 6QA
Holy Innocents Church, 2 Wilbraham Road, Manchester, M14 6JZ
Flat 22, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 21, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 20, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 19, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 41, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 40, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 18, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 17, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 16, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 15, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 14, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 13, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 12, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 11, 8 Wilbraham Road, Manchester, M14 6JZ

Flat 24, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 23, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 22, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 21, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 20, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 19, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 18, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 17, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 16, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 15, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
65 Furness Road, Manchester, M14 6LX
7A Ladybarn Lane, Manchester, M14 6NQ
Wardens Flat, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Mary Worthington, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
132 Birchfields Road, Manchester, M14 6PE
Lees Cottage, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Tutors Flat 5, Little Court Owens Park, Wilmslow Road, Manchester, M14 6HD
5 Ladybarn Mews, Ladybarn Road, Manchester, M14 6WN
4 Ladybarn Mews, Ladybarn Road, Manchester, M14 6WN
3 Ladybarn Mews, Ladybarn Road, Manchester, M14 6WN
Tutors Flat 4, Little Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Tutors Flat 6, Little Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Tutors Flat 7, Little Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Top Flat, 218 Wilmslow Road, Manchester, M14 6LF
Top Flat, 208 Wilmslow Road, Manchester, M14 6LF
Top Flat, 234 Wilmslow Road, Manchester, M14 6LE
Tutors Flat At 1, Tower Block Owens Park, Wilmslow Road, Manchester, M14 6ZE
Flat Above, 214 - 216 Wilmslow Road, Manchester, M14 6LF
Top Flat, 212 Wilmslow Road, Manchester, M14 6LF
Flat 23, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 21, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 1, 42 Ladybarn Road, Manchester, M14 6WW
Attic Flat, 27 Ladybarn Road, Manchester, M14 6WN
117 Old Hall Lane, Rusholme, Manchester, M14 6HL
Basement Flat, 27 Ladybarn Road, Manchester, M14 6WN
Flat 35, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 2, 250 Wilmslow Road, Manchester, M14 6LD
Flat 1, 250 Wilmslow Road, Manchester, M14 6LD
250 Wilmslow Road, Manchester, M14 6LD
232A Wilmslow Road, Manchester, M14 6LE
248A Wilmslow Road, Manchester, M14 6LD
208 Wilmslow Road, Manchester, M14 6LF
210 Wilmslow Road, Manchester, M14 6LF
212 Wilmslow Road, Manchester, M14 6LF
218 Wilmslow Road, Manchester, M14 6LF
220 Wilmslow Road, Manchester, M14 6LF
222 Wilmslow Road, Manchester, M14 6LF
20 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
Flat 19, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 17, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 14, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 12, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 1, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
14 Evelyn Street, Manchester, M14 6WF

13 Evelyn Street, Manchester, M14 6WF
7B Ladybarn Lane, Manchester, M14 6NQ
St James CE Primary School, Cromwell Range, Manchester, M14 6HW
12 Evelyn Street, Manchester, M14 6WF
15 Evelyn Street, Manchester, M14 6WF
82 Brailsford Road, Manchester, M14 6PY
Flat 8, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 7, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
84 Brailsford Road, Manchester, M14 6PY
78 Brailsford Road, Manchester, M14 6PY
76 Brailsford Road, Manchester, M14 6PY
130 Brailsford Road, Manchester, M14 6PY
124 Brailsford Road, Manchester, M14 6PY
122 Brailsford Road, Manchester, M14 6PY
161 Brailsford Road, Manchester, M14 6PZ
157 Brailsford Road, Manchester, M14 6PZ
155 Brailsford Road, Manchester, M14 6PZ
151 Brailsford Road, Manchester, M14 6PZ
149 Brailsford Road, Manchester, M14 6PZ
147 Brailsford Road, Manchester, M14 6PZ
Flat 22, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
141 Brailsford Road, Manchester, M14 6PZ
137 Brailsford Road, Manchester, M14 6PZ
131 Brailsford Road, Manchester, M14 6PZ
129 Brailsford Road, Manchester, M14 6PZ
96 Brailsford Road, Manchester, M14 6PY
92 Brailsford Road, Manchester, M14 6PY
88 Brailsford Road, Manchester, M14 6PY
86 Brailsford Road, Manchester, M14 6PY
Flat 1, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
129 Old Hall Lane, Rusholme, Manchester, M14 6HL
Flat 1, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
240 - 242 Wilmslow Road, Manchester, M14 6LD
315A Wilmslow Road, Manchester, M14 6NW
Flat 22 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 21 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 20 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
325A Wilmslow Road, Manchester, M14 6NW
3 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
27 Albion Road, Manchester, M14 6LU
Flat 18, 10 Wilbraham Road, Manchester, M14 6JZ
34 Albion Road, Manchester, M14 6LU
28 Albion Road, Manchester, M14 6LU
26 Albion Road, Manchester, M14 6LU
25 Albion Road, Manchester, M14 6LU
22 Albion Road, Manchester, M14 6LU
20 Albion Road, Manchester, M14 6LU
18 Albion Road, Manchester, M14 6LU
7 Albion Road, Manchester, M14 6LT
6 Albion Road, Manchester, M14 6LT
5 Albion Road, Manchester, M14 6LT
3 Albion Road, Manchester, M14 6LT
17 Albion Road, Manchester, M14 6LT
15 Albion Road, Manchester, M14 6LT

14 Albion Road, Manchester, M14 6LT
8 Wilbraham Road, Manchester, M14 6JZ
Flat 17, 4 Wilbraham Road, Manchester, M14 6GF
Flat 16, 4 Wilbraham Road, Manchester, M14 6GF
80 Brailsford Road, Manchester, M14 6PY
12 Standish Road, Manchester, M14 6NP
162 Moseley Road, Manchester, M14 6PA
7 Evelyn Street, Manchester, M14 6WF
74 Brailsford Road, Manchester, M14 6PY
128 Brailsford Road, Manchester, M14 6PY
104 Brailsford Road, Manchester, M14 6PY
11 Redshaw Close, Manchester, M14 6JB
5 Redshaw Close, Manchester, M14 6JB
3 Whitworth Lane, Manchester, M14 6HF
18 Redshaw Close, Manchester, M14 6JB
61 Braemar Road, Manchester, M14 6PR
99 Brailsford Road, Manchester, M14 6PX
95 Brailsford Road, Manchester, M14 6PX
3 Cawdor Road, Manchester, M14 6LG
2 Brailsford Road, Manchester, M14 6PU
16 Brailsford Road, Manchester, M14 6PU
14 Brailsford Road, Manchester, M14 6PU
10 Brailsford Road, Manchester, M14 6PU
9 Brailsford Road, Manchester, M14 6PT
69 Brailsford Road, Manchester, M14 6PT
63 Brailsford Road, Manchester, M14 6PT
61 Brailsford Road, Manchester, M14 6PT
59 Brailsford Road, Manchester, M14 6PT
66 Cawdor Road, Manchester, M14 6LR
60 Cawdor Road, Manchester, M14 6LR
50 Cawdor Road, Manchester, M14 6LR
44 Cawdor Road, Manchester, M14 6LR
9 Mabfield Road, Manchester, M14 6LP
3 Mabfield Road, Manchester, M14 6LP
16 Mabfield Road, Manchester, M14 6LP
37 Langley Road, Manchester, M14 6LN
29 Langley Road, Manchester, M14 6LN
Flat 22, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 13, 12 Wilbraham Road, Manchester, M14 6JZ
Flat 10, 12 Wilbraham Road, Manchester, M14 6JZ
Flat 6, 13 Ladybarn Road, Manchester, M14 6WN
Flat 3, 13 Ladybarn Road, Manchester, M14 6WN
8 Sherwood Avenue, Manchester, M14 6EA
10 Sherwood Avenue, Manchester, M14 6EA
7 Selside Walk, Manchester, M14 6DU
35 Selside Walk, Manchester, M14 6DU
3 Selside Walk, Manchester, M14 6DU
25 Selside Walk, Manchester, M14 6DU
19 Selside Walk, Manchester, M14 6DU
186 Moseley Road, Manchester, M14 6PB
67 Cawdor Road, Manchester, M14 6LS
6 Redshaw Close, Manchester, M14 6JB
2 Redshaw Close, Manchester, M14 6JB
184 Moseley Road, Manchester, M14 6PB

98 Moseley Road, Manchester, M14 6PA
94 Moseley Road, Manchester, M14 6PA
160 Moseley Road, Manchester, M14 6PA
154 Moseley Road, Manchester, M14 6PA
150 Moseley Road, Manchester, M14 6PA
Flat 43, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 45, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 44, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 42, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 46, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 34, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 33, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 1, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 41, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
11 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
3A Ladybarn Lane, Manchester, M14 6NQ
13A Balmoral Road, Manchester, M14 6WG
11A Balmoral Road, Manchester, M14 6WG
Basement And Ground Floor, 244 Wilmslow Road, Manchester, M14 6LD
Platt Chapel, 186 Wilmslow Road, Manchester, M14 5LL
Kwik Fit, Belvedere Road, Manchester, M14 6PD
9A Ladybarn Road, Manchester, M14 6WN
12A Standish Road, Manchester, M14 6NP
Flat 14, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 13, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 1 Lowry House, Chancellors Court, Moseley Road, Manchester, M14 6ZT
Flat 4 Engles House, Chancellors Court, Moseley Road, Manchester, M14 6ZY
Flat 2 Engles House, Chancellors Court, Moseley Road, Manchester, M14 6ZY
Flat 1 Engles House, Chancellors Court, Moseley Road, Manchester, M14 6ZY
Flat 11 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
Flat 9 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
Flat 7 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
Flat 6 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
Flat 4 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
Flat 2 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
Flat 9 Rylands House, Chancellors Court, Moseley Road, Manchester, M14 6ZU
Flat 8 Rylands House, Chancellors Court, Moseley Road, Manchester, M14 6ZU
Flat 6 Rylands House, Chancellors Court, Moseley Road, Manchester, M14 6ZU
Flat 4 Rylands House, Chancellors Court, Moseley Road, Manchester, M14 6ZU
Flat 2 Rylands House, Chancellors Court, Moseley Road, Manchester, M14 6ZU
Flat 1 Rylands House, Chancellors Court, Moseley Road, Manchester, M14 6ZU
Flat 15 Lowry House, Chancellors Court, Moseley Road, Manchester, M14 6ZT
Flat 13 Lowry House, Chancellors Court, Moseley Road, Manchester, M14 6ZT
Flat 11 Lowry House, Chancellors Court, Moseley Road, Manchester, M14 6ZT
Flat 9 Lowry House, Chancellors Court, Moseley Road, Manchester, M14 6ZT
Flat 7 Lowry House, Chancellors Court, Moseley Road, Manchester, M14 6ZT
Flat 6 Lowry House, Chancellors Court, Moseley Road, Manchester, M14 6ZT
Flat 5 Lowry House, Chanellors Court, Moseley Road, Manchester, M14 6ZT
Flat 4 Lowry House, Chancellors Court, Moseley Road, Manchester, M14 6ZT
Flat 3 Lowry House, Chancellors Court, Moseley Road, Manchester, M14 6ZT
Flat 2 Lowry House, Chancellors Court, Moseley Road, Manchester, M14 6ZT
Flat 17 Engles Court, Chancellors Court, Moseley Road, Manchester, M14 6ZY
Flat 14 Engles House, Chancellors Court, Moseley Road, Manchester, M14 6ZY
Flat 2, 21 Ladybarn Road, Manchester, M14 6WN

Flat 3, 23 Ladybarn Road, Manchester, M14 6WN
Flat 2, 23 Ladybarn Road, Manchester, M14 6WN
Flat 5, 21 Ladybarn Road, Manchester, M14 6WN
Flat 1, 21 Ladybarn Road, Manchester, M14 6WN
Flat 4, 19 Ladybarn Road, Manchester, M14 6WN
Flat 3, 19 Ladybarn Road, Manchester, M14 6WN
Flat 3A, 15 Ladybarn Road, Manchester, M14 6WN
Flat 9, 13 Ladybarn Road, Manchester, M14 6WN
Flat A, 5 Ladybarn Road, Manchester, M14 6WN
3B Ladybarn Road, Manchester, M14 6WN
45 Mabfield Road, Manchester, M14 6LW
67 Braemar Road, Manchester, M14 6PR
147 Old Hall Lane, Rusholme, Manchester, M14 6HJ
137 Old Hall Lane, Rusholme, Manchester, M14 6HL
135 Old Hall Lane, Rusholme, Manchester, M14 6HL
131 Old Hall Lane, Rusholme, Manchester, M14 6HL
127 Old Hall Lane, Rusholme, Manchester, M14 6HL
30 Mabfield Road, Manchester, M14 6LW
27 Mabfield Road, Manchester, M14 6LW
23 Mabfield Road, Manchester, M14 6LW
19 Mabfield Road, Manchester, M14 6LW
42 Albion Road, Manchester, M14 6LU
39 Albion Road, Manchester, M14 6LU
37 Albion Road, Manchester, M14 6LU
36 Albion Road, Manchester, M14 6LU
35 Albion Road, Manchester, M14 6LU
59 Braemar Road, Manchester, M14 6PR
55 Braemar Road, Manchester, M14 6PR
53 Braemar Road, Manchester, M14 6PR
47 Braemar Road, Manchester, M14 6PR
41 Braemar Road, Manchester, M14 6PR
39 Braemar Road, Manchester, M14 6PR
31 Braemar Road, Manchester, M14 6PR
3 Braemar Road, Manchester, M14 6PR
27 Braemar Road, Manchester, M14 6PR
Flat 1 Mason Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 4 Mason Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 3 Mason Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 2 Mason Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 16 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Upper Flat, 1 Mabfield Road, Manchester, M14 6LP
Ground Floor, 1 Mabfield Road, Manchester, M14 6LP
Flat 19 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 18 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 17 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 15 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 14 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 13 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 12 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 11 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 10 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 6, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 9 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
144 Moseley Road, Manchester, M14 6PA

123 Braemar Road, Manchester, M14 6PN
119 Braemar Road, Manchester, M14 6PN
14 Cawdor Road, Manchester, M14 6LQ
7 Mabfield Road, Manchester, M14 6LP
5 Mabfield Road, Manchester, M14 6LP
26 Mabfield Road, Manchester, M14 6LP
20 Mabfield Road, Manchester, M14 6LP
15 Mabfield Road, Manchester, M14 6LP
14 Mabfield Road, Manchester, M14 6LP
12 Mabfield Road, Manchester, M14 6LP
11 Mabfield Road, Manchester, M14 6LP
FALLOWFIELD BROWSERS LTD, 1 Mabfield Road, Manchester, M14 6LP
39 Langley Road, Manchester, M14 6LN
202 Moseley Road, Manchester, M14 6PB
Flat 1, 12 Wilbraham Road, Manchester, M14 6JZ
19 Wilbraham Road, Manchester, M14 6JS
Woolton Hall, Whitworth Lane, Manchester, M14 6WS
Manchester High School For Girls, Grangethorpe Road, Manchester, M14 6HS
14 Furness Road, Manchester, M14 6LY
10 Furness Road, Manchester, M14 6LY
58 Furness Road, Manchester, M14 6LX
53 Furness Road, Manchester, M14 6LX
44 Mabfield Road, Manchester, M14 6LW
42 Cawdor Road, Manchester, M14 6LR
36 Cawdor Road, Manchester, M14 6LR
30 Cawdor Road, Manchester, M14 6LR
28 Cawdor Road, Manchester, M14 6LR
55 Cawdor Road, Manchester, M14 6LS
53 Cawdor Road, Manchester, M14 6LS
49 Cawdor Road, Manchester, M14 6LS
43 Cawdor Road, Manchester, M14 6LS
39 Cawdor Road, Manchester, M14 6LS
35 Cawdor Road, Manchester, M14 6LS
33 Cawdor Road, Manchester, M14 6LS
33 Albion Road, Manchester, M14 6LU
32 Albion Road, Manchester, M14 6LU
30 Albion Road, Manchester, M14 6LU
24 Albion Road, Manchester, M14 6LU
9 Albion Road, Manchester, M14 6LT
8 Albion Road, Manchester, M14 6LT
4 Albion Road, Manchester, M14 6LT
23 Albion Road, Manchester, M14 6LT
72 Landcross Road, Manchester, M14 6NB
50 Mabfield Road, Manchester, M14 6LW
48 Mabfield Road, Manchester, M14 6LW
47 Mabfield Road, Manchester, M14 6LW
54 Landcross Road, Manchester, M14 6NB
34 Landcross Road, Manchester, M14 6NB
32 Cawdor Road, Manchester, M14 6LR
16 Albion Road, Manchester, M14 6LU
19 Albion Road, Manchester, M14 6LT
31 Cawdor Road, Manchester, M14 6LS
18 Mabfield Road, Manchester, M14 6LP
17 Langley Road, Manchester, M14 6LL

59 Mabfield Road, Manchester, M14 6LW
46 Mabfield Road, Manchester, M14 6LW
218 Moseley Road, Manchester, M14 6PB
Flat 11, 4 Wilbraham Road, Manchester, M14 6GF
Flat 11 Engles House, Chancellors Court, Moseley Road, Manchester, M14 6ZY
Flat 13 Engles House, Chancellors Court, Moseley Road, Manchester, M14 6ZY
Flat 8 Foulkes House, Chancellors Court, Moseley Road, Manchester, M14 6ZZ
Flat 7 Foulkes House, Chancellors Court, Moseley Road, Manchester, M14 6ZZ
Flat 6 Foulkes House, Chancellors Court, Moseley Road, Manchester, M14 6ZZ
Flat 5 Foulkes House, Chancellors Court, Moseley Road, Manchester, M14 6ZZ
Flat 4 Foulkes House, Chancellors Court, Moseley Road, Manchester, M14 6ZZ
Flat 2 Foulkes House, Chancellors Court, Moseley Road, Manchester, M14 6ZZ
Flat 9 Newton House, Chancellors Court, Moseley Road, Manchester, M14 6ZX
Flat 7 Newton House, Chancellors Court, Moseley Road, Manchester, M14 6ZX
Flat 6 Newton House, Chancellors Court, Moseley Road, Manchester, M14 6ZX
Flat 4 Newton House, Chancellors Court, Moseley Road, Manchester, M14 6ZX
Flat 2 Newton House, Chancellors Court, Moseley Road, Manchester, M14 6ZX
Flat 9 Engles House, Chancellors Court, Moseley Road, Manchester, M14 6ZY
126 Braemar Road, Manchester, M14 6PW
213 Old Hall Lane, Rusholme, Manchester, M14 6HJ
23C Ladybarn Road, Manchester, M14 6WN
134 Braemar Road, Manchester, M14 6PW
72 Brailsford Road, Manchester, M14 6PU
54 Brailsford Road, Manchester, M14 6PU
76 Old Hall Lane, Rusholme, Manchester, M14 6HN
8 Redmere Grove, Manchester, M14 6ES
4 Redmere Grove, Manchester, M14 6ES
32 Redmere Grove, Manchester, M14 6ES
30 Redmere Grove, Manchester, M14 6ES
26 Redmere Grove, Manchester, M14 6ES
24 Redmere Grove, Manchester, M14 6ES
22 Redmere Grove, Manchester, M14 6ES
2 Redmere Grove, Manchester, M14 6ES
18 Redmere Grove, Manchester, M14 6ES
14 Redmere Grove, Manchester, M14 6ES
44 Moseley Road, Manchester, M14 6NR
26 Carill Drive, Manchester, M14 6WR
18 Carill Drive, Manchester, M14 6WR
112 Ladybarn Road, Manchester, M14 6WQ
8 Carill Drive, Manchester, M14 6WR
6 Carill Drive, Manchester, M14 6WR
105 Old Hall Lane, Rusholme, Manchester, M14 6HL
Flat 29 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 2 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 3 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
93 Old Hall Lane, Rusholme, Manchester, M14 6HL
Flat 4 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 6 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 5 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 23 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 19, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 3 Foulkes House, Chancellors Court, Moseley Road, Manchester, M14 6ZZ
Flat 1 Foulkes House, Chancellors Court, Moseley Road, Manchester, M14 6ZZ
Flat 8 Newton House, Chancellors Court, Moseley Road, Manchester, M14 6ZX

180 Brailsford Road, Manchester, M14 6QA
178 Brailsford Road, Manchester, M14 6QA
174 Brailsford Road, Manchester, M14 6QA
166 Brailsford Road, Manchester, M14 6QA
Flat 5 Newton House, Chancellors Court, Moseley Road, Manchester, M14 6ZX
Flat 3 Newton House, Chancellors Court, Moseley Road, Manchester, M14 6ZX
Flat 1 Newton House, Chancellors Court, Moseley Road, Manchester, M14 6ZX
Flat 7 Engles House, Chancellors Court, Moseley Road, Manchester, M14 6ZY
Flat 7 Rylands House, Chancellors Court, Moseley Road, Manchester, M14 6ZU
Flat 5 Rylands House, Chancellors Court, Moseley Road, Manchester, M14 6ZU
Flat 3 Rylands House, Chancellors Court, Moseley Road, Manchester, M14 6ZU
Flat 16 Lowry House, Chancellors Court, Moseley Road, Manchester, M14 6ZT
Flat 14 Lowry House, Chancellors Court, Moseley Road, Manchester, M14 6ZT
Flat 12 Lowry House, Chancellors Court, Moseley Road, Manchester, M14 6ZT
Flat 8 Lowry House, Chancellors Court, Moseley Road, Manchester, M14 6ZT
Flat 48, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 45, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 43, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 40, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
146 Brailsford Road, Manchester, M14 6QA
140 Brailsford Road, Manchester, M14 6QA
136 Brailsford Road, Manchester, M14 6QA
179 Brailsford Road, Manchester, M14 6PZ
177 Brailsford Road, Manchester, M14 6PZ
48 Braemar Road, Manchester, M14 6PS
8 Landcross Road, Manchester, M14 6NA
4 Landcross Road, Manchester, M14 6NA
20 Landcross Road, Manchester, M14 6NA
46 Braemar Road, Manchester, M14 6PS
44 Braemar Road, Manchester, M14 6PS
40 Braemar Road, Manchester, M14 6PS
38 Braemar Road, Manchester, M14 6PS
32 Braemar Road, Manchester, M14 6PS
28 Braemar Road, Manchester, M14 6PS
26 Braemar Road, Manchester, M14 6PS
24 Braemar Road, Manchester, M14 6PS
22 Braemar Road, Manchester, M14 6PS
14 Braemar Road, Manchester, M14 6PS
12 Braemar Road, Manchester, M14 6PS
Flat 12, 4 Wilbraham Road, Manchester, M14 6GF
Flat 15, 4 Wilbraham Road, Manchester, M14 6GF
Flat 14, 4 Wilbraham Road, Manchester, M14 6GF
Flat 10, 4 Wilbraham Road, Manchester, M14 6GF
Flat 9, 4 Wilbraham Road, Manchester, M14 6GF
Flat 8, 4 Wilbraham Road, Manchester, M14 6GF
Flat 7, 4 Wilbraham Road, Manchester, M14 6GF
Flat 6, 4 Wilbraham Road, Manchester, M14 6GF
Flat 5, 4 Wilbraham Road, Manchester, M14 6GF
Flat 4, 4 Wilbraham Road, Manchester, M14 6GF
Flat 3, 4 Wilbraham Road, Manchester, M14 6GF
Flat 2, 4 Wilbraham Road, Manchester, M14 6GF
Flat 1, 4 Wilbraham Road, Manchester, M14 6GF
Flat 39, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 38, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB

Flat 37, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 36, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 35, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 34, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 33, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 32, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 31, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 30, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 29, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 28, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 27, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 25, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 26, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 14, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 13, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 12, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 11, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 10, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 9, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 8, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 7, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 6, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 5, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 4, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 3, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 2, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 1, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 36, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 35, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 34, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 33, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 32, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 31, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 30, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 11, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 8, 13 Ladybarn Road, Manchester, M14 6WN
4 Carill Drive, Manchester, M14 6WR
30 Carill Drive, Manchester, M14 6WR
Flat 7, 13 Ladybarn Road, Manchester, M14 6WN
Flat 5, 13 Ladybarn Road, Manchester, M14 6WN
Flat 4, 13 Ladybarn Road, Manchester, M14 6WN
Flat 2, 13 Ladybarn Road, Manchester, M14 6WN
Flat 1, 13 Ladybarn Road, Manchester, M14 6WN
12 Redmere Grove, Manchester, M14 6ES
28 Carill Drive, Manchester, M14 6WR
24 Carill Drive, Manchester, M14 6WR
20 Carill Drive, Manchester, M14 6WR
16 Carill Drive, Manchester, M14 6WR
93 Brailsford Road, Manchester, M14 6PX
144 Braemar Road, Manchester, M14 6PW
Flat 21, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 20, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
10 Evelyn Street, Manchester, M14 6WF
Flat 8 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ

Flat 7 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 25 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Manchester University, Old Hall Lane, Rusholme, Manchester, M14 6HA
Flat 26 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 28 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 31 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 30 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 25 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 24 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 26 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 27 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 28 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
First Floor Front, 244 Wilmslow Road, Manchester, M14 6LD
252 Wilmslow Road, Manchester, M14 6LD
248 Wilmslow Road, Manchester, M14 6LD
Ground Floor, 246 Wilmslow Road, Manchester, M14 6LD
236 - 238 Wilmslow Road, Manchester, M14 6LE
2 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
19 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
18 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
1 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
15 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
14 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
8 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
7 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
17 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
16 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
10 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
9 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
12 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
5 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
325 Wilmslow Road, Manchester, M14 6NW
323 Wilmslow Road, Manchester, M14 6NW
321 Wilmslow Road, Manchester, M14 6NW
37 Cawdor Road, Manchester, M14 6LS
10 Braemar Road, Manchester, M14 6PS
71 Braemar Road, Manchester, M14 6PR
7 Braemar Road, Manchester, M14 6PR
29 Cawdor Road, Manchester, M14 6LS
43 Mabfield Road, Manchester, M14 6LW
40 Mabfield Road, Manchester, M14 6LW
36 Mabfield Road, Manchester, M14 6LW
33 Mabfield Road, Manchester, M14 6LW
32 Mabfield Road, Manchester, M14 6LW
31 Mabfield Road, Manchester, M14 6LW
41 Cawdor Road, Manchester, M14 6LS
43 Brailsford Road, Manchester, M14 6PT
37 Brailsford Road, Manchester, M14 6PT
31 Brailsford Road, Manchester, M14 6PT
3 Brailsford Road, Manchester, M14 6PT
27 Brailsford Road, Manchester, M14 6PT
21 Brailsford Road, Manchester, M14 6PT
25 Brailsford Road, Manchester, M14 6PT
11 Brailsford Road, Manchester, M14 6PT

8 Braemar Road, Manchester, M14 6PS
72 Braemar Road, Manchester, M14 6PS
70 Braemar Road, Manchester, M14 6PS
66 Braemar Road, Manchester, M14 6PS
64 Braemar Road, Manchester, M14 6PS
62 Braemar Road, Manchester, M14 6PS
60 Braemar Road, Manchester, M14 6PS
54 Braemar Road, Manchester, M14 6PS
13 Albion Road, Manchester, M14 6LT
12 Albion Road, Manchester, M14 6LT
10 Albion Road, Manchester, M14 6LT
1 Albion Road, Manchester, M14 6LT
71 Cawdor Road, Manchester, M14 6LS
65 Cawdor Road, Manchester, M14 6LS
61 Cawdor Road, Manchester, M14 6LS
59 Cawdor Road, Manchester, M14 6LS
57 Cawdor Road, Manchester, M14 6LS
63 Cawdor Road, Manchester, M14 6LS
51 Cawdor Road, Manchester, M14 6LS
47 Cawdor Road, Manchester, M14 6LS
45 Cawdor Road, Manchester, M14 6LS
Flat E Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 1 Bumble Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat H Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat G Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat F Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat D Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat C Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat B Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat A Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 4 Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 1 Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 3 Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 2 Block 1, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 1, 2 Carill Drive, Manchester, M14 6WR
Flat 9, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
36 Redmere Grove, Manchester, M14 6ES
41 Brailsford Road, Manchester, M14 6PT
30 Braemar Road, Manchester, M14 6PS
Flat 7, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 4, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 2, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 39, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 25, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 23, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
5C Wilbraham Road, Manchester, M14 6JS
24 Ladybarn Lane, Manchester, M14 6WP
27 Ladybarn Road, Manchester, M14 6WN
1 Balmoral Road, Manchester, M14 6WG
Flat 10 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
49 Mabfield Road, Manchester, M14 6LW
5 Scargill Close, Manchester, M14 6ER
26 Sherwood Street, Manchester, M14 6EG
8 Boland Drive, Manchester, M14 6DS

23 Boland Drive, Manchester, M14 6DS
17 Boland Drive, Manchester, M14 6DS
11 Boland Drive, Manchester, M14 6DS
3 Boland Drive, Manchester, M14 6DS
40 Landcross Road, Manchester, M14 6NB
22 Landcross Road, Manchester, M14 6NA
39 Furness Road, Manchester, M14 6LX
5 Furness Road, Manchester, M14 6LY
23 Furness Road, Manchester, M14 6LY
40 Albion Road, Manchester, M14 6LU
35 Furness Road, Manchester, M14 6LX
31 Furness Road, Manchester, M14 6LX
26 Furness Road, Manchester, M14 6LX
100 Birchfields Road, Manchester, M14 6PH
130 Birchfields Road, Manchester, M14 6PF
122 Birchfields Road, Manchester, M14 6PF
118 Birchfields Road, Manchester, M14 6PF
220 Moseley Road, Manchester, M14 6PD
51 Brailsford Road, Manchester, M14 6PT
176 Brailsford Road, Manchester, M14 6QA
Flat 31, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 30, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
7 Scargill Close, Manchester, M14 6ER
3 Scargill Close, Manchester, M14 6ER
1 Scargill Close, Manchester, M14 6ER
12 Boland Drive, Manchester, M14 6DS
10 Boland Drive, Manchester, M14 6DS
4 Boland Drive, Manchester, M14 6DS
2 Boland Drive, Manchester, M14 6DS
19 Boland Drive, Manchester, M14 6DS
15 Boland Drive, Manchester, M14 6DS
13 Boland Drive, Manchester, M14 6DS
9 Boland Drive, Manchester, M14 6DS
7 Boland Drive, Manchester, M14 6DS
5 Boland Drive, Manchester, M14 6DS
97 Braemar Road, Manchester, M14 6PQ
95 Braemar Road, Manchester, M14 6PQ
91 Braemar Road, Manchester, M14 6PQ
Flat 2, 17 Ladybarn Road, Manchester, M14 6WN
319 Wilmslow Road, Manchester, M14 6NW
Ground Floor, 317 Wilmslow Road, Manchester, M14 6NW
Flat 3, 17 Ladybarn Road, Manchester, M14 6WN
Top Flat, 23 Balmoral Road, Manchester, M14 6WG
Flat 4, 17 Ladybarn Road, Manchester, M14 6WN
4 Evelyn Street, Manchester, M14 6WF
3 Evelyn Street, Manchester, M14 6WF
2 Evelyn Street, Manchester, M14 6WF
1 Evelyn Street, Manchester, M14 6WF
323A Wilmslow Road, Manchester, M14 6NW
Flat 8 Engles House, Chancellors Court, Moseley Road, Manchester, M14 6ZY
Flat 14, 12 Wilbraham Road, Manchester, M14 6JZ
Flat 6 Engles House, Chancellors Court, Moseley Road, Manchester, M14 6ZY
198 Moseley Road, Manchester, M14 6PB
34 Furness Road, Manchester, M14 6LX

32 Furness Road, Manchester, M14 6LX
30 Furness Road, Manchester, M14 6LX
29 Furness Road, Manchester, M14 6LX
28 Furness Road, Manchester, M14 6LX
27 Furness Road, Manchester, M14 6LX
25 Furness Road, Manchester, M14 6LX
209C Old Hall Lane, Rusholme, Manchester, M14 6HJ
209B Old Hall Lane, Rusholme, Manchester, M14 6HJ
Flat 3, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 1, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 27, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
14 Boland Drive, Manchester, M14 6DS
6 Boland Drive, Manchester, M14 6DS
39 Mabfield Road, Manchester, M14 6LW
Flat 11, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 9, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 8, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 6, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 4, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
329A Wilmslow Road, Manchester, M14 6NW
240A Wilmslow Road, Manchester, M14 6LD
47 Brailsford Road, Manchester, M14 6PT
Flat 10, 5A Wilbraham Road, Manchester, M14 6JS
Flat 9, 5A Wilbraham Road, Manchester, M14 6JS
Flat 8, 5A Wilbraham Road, Manchester, M14 6JS
Flat 7, 5A Wilbraham Road, Manchester, M14 6JS
Flat 6, 5A Wilbraham Road, Manchester, M14 6JS
Flat 6 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 9 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat Above, 5 - 7 Wilbraham Road, Manchester, M14 6JS
Flat 5 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 2 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 21 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 29 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 30 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
219 Old Hall Lane, Rusholme, Manchester, M14 6HJ
2A Albion Road, Manchester, M14 6LT
Flat 61, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 4, 2 Carill Drive, Manchester, M14 6WR
Flat 3, 2 Carill Drive, Manchester, M14 6WR
Flat 2, 2 Carill Drive, Manchester, M14 6WR
313 Wilmslow Road, Manchester, M14 6NW
311 Wilmslow Road, Manchester, M14 6NW
260 Wilmslow Road, Manchester, M14 6JR
175 Brailsford Road, Manchester, M14 6PZ
165 Brailsford Road, Manchester, M14 6PZ
266 Wilmslow Road, Manchester, M14 6JR
Flat 7, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 5, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 2, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 2, 19 Ladybarn Road, Manchester, M14 6WN
23D Ladybarn Road, Manchester, M14 6WN
217 Old Hall Lane, Rusholme, Manchester, M14 6HJ
190 Brailsford Road, Manchester, M14 6QA

70 Landcross Road, Manchester, M14 6NB
68 Landcross Road, Manchester, M14 6NB
60 Landcross Road, Manchester, M14 6NB
56 Landcross Road, Manchester, M14 6NB
52 Landcross Road, Manchester, M14 6NB
48 Landcross Road, Manchester, M14 6NB
46 Landcross Road, Manchester, M14 6NB
42 Landcross Road, Manchester, M14 6NB
36 Landcross Road, Manchester, M14 6NB
Flat 26, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 29, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 28, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 27, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 24, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
5D Wilbraham Road, Manchester, M14 6JS
5B Wilbraham Road, Manchester, M14 6JS
1 Riga Road, Manchester, M14 6JG
1 Boland Drive, Manchester, M14 6DS
8 Redshaw Close, Manchester, M14 6JB
Flat 12, 12 Wilbraham Road, Manchester, M14 6JZ
Flat 11, 12 Wilbraham Road, Manchester, M14 6JZ
Flat 9, 12 Wilbraham Road, Manchester, M14 6JZ
Flat 17, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 16, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 15, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 14, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 13, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 15, Beechwood Gardens, 9 - 11 Ladybarn Lane, Manchester, M14 6NQ
Flat 14, Beechwood House, 9 - 11 Ladybarn Lane, Manchester, M14 6NQ
Flat 12, Beechwood Gardens, 9 - 11 Ladybarn Lane, Manchester, M14 6NQ
Flat 10, Beechwood House, 9 - 11 Ladybarn Lane, Manchester, M14 6NQ
Flat X Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
89 Braemar Road, Manchester, M14 6PQ
Flat 11 Bilberry Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 10 Bilberry Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 57, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 60, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 59, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 58, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 56, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 55, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 54, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 53, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 52, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 51, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 50, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 70, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 69, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 68, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 87, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 86, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 85, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 84, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 83, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ

Flat 82, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 81, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 80, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 79, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 78, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 77, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 76, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 75, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 74, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 73, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 67, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 66, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 65, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 64, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 63, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 62, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 72, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 71, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 97, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 96, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 95, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 94, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 93, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 92, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 91, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 90, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Lees Annexe, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Beherens House, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Ward, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Lees, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 3 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 2 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 6 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 5 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 4 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 1 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 5 Engles House, Chancellors Court, Moseley Road, Manchester, M14 6ZY
Beer Studio Bar And Kitchen, 256A Wilmslow Road, Manchester, M14 6LB
Flat 4, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 40, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
7B Ladybarn Road, Manchester, M14 6WN
7A Ladybarn Road, Manchester, M14 6WN
Flat 3 Engles House, Chancellors Court, Moseley Road, Manchester, M14 6ZY
Flat 12 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
Flat 10 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
Flat 8 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
Flat 5 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
Flat 3 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
Flat 1 Dalton House, Chancellors Court, Moseley Road, Manchester, M14 6ZW
Flat 38, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 35, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 33, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 31, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 28, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND

Flat 25, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 22, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 20, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
South Manchester Synagogue, Wilbraham Road, Manchester, M14 6JS
5 Ladybarn Lane, Manchester, M14 6NQ
5 - 7 Wilbraham Road, Manchester, M14 6JS
6 Wilbraham Road, Manchester, M14 6JZ
228A Wilmslow Road, Manchester, M14 6LE
Flat 1 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 12 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
182 Grangethorpe Road, Manchester, M14 6JA
182A Grangethorpe Road, Manchester, M14 6JA
17 Belvedere Road, Manchester, M14 6BA
Autopoint, 15 Belvedere Road, Manchester, M14 6BA
Flat 1, 19 Ladybarn Road, Manchester, M14 6WN
30 Landcross Road, Manchester, M14 6NB
Flat 5, 19 Ladybarn Road, Manchester, M14 6WN
Flat B, 5 Ladybarn Road, Manchester, M14 6WN
3A Ladybarn Road, Manchester, M14 6WN
23E Ladybarn Road, Manchester, M14 6WN
Flat 17, 10 Wilbraham Road, Manchester, M14 6JZ
Flat 2, 11 Wilbraham Road, Manchester, M14 6JS
Flat 4, 9 Wilbraham Road, Manchester, M14 6JS
Flat 2, 9 Wilbraham Road, Manchester, M14 6JS
Flat 3, 19 Landcross Road, Manchester, M14 6LZ
Flat 5, 25 Ladybarn Road, Manchester, M14 6WN
Flat 2, 25 Ladybarn Road, Manchester, M14 6WN
Flat 4, 23 Ladybarn Road, Manchester, M14 6WN
Flat 1, 23 Ladybarn Road, Manchester, M14 6WN
Flat 4, 21 Ladybarn Road, Manchester, M14 6WN
168 Brailsford Road, Manchester, M14 6QA
158 Brailsford Road, Manchester, M14 6QA
114 Braemar Road, Manchester, M14 6PW
65 Brailsford Road, Manchester, M14 6PT
53 Brailsford Road, Manchester, M14 6PT
49 Brailsford Road, Manchester, M14 6PT
Flat 10, 15 Ladybarn Road, Manchester, M14 6WN
Flat 7, 15 Ladybarn Road, Manchester, M14 6WN
Flat 4, 15 Ladybarn Road, Manchester, M14 6WN
169 Brailsford Road, Manchester, M14 6PZ
Flat W Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 9 Bilberry Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
5 Wilbraham Road, Manchester, M14 6JS
Flat Y Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat V Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat U Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat T Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat S Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat R Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
12 Wilbraham Road, Manchester, M14 6JZ
74 Braemar Road, Manchester, M14 6PG
76 Braemar Road, Manchester, M14 6PG
Flat 5, 11 Wilbraham Road, Manchester, M14 6JS
143B Old Hall Lane, Rusholme, Manchester, M14 6HL

Flat 3 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 2, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 89, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 88, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 3, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 1, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 31 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 32 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 27 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 23 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 17 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 18 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 19 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 20 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 1 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
Flat 22 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 32 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 6, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 5, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 4, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
45 Brailsford Road, Manchester, M14 6PT
35 Brailsford Road, Manchester, M14 6PT
29 Brailsford Road, Manchester, M14 6PT
Flat 103, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 18, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 102, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 101, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 100, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 99, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 98, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 12, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 11, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 10, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 9, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 8, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 7, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 17, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 16, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 15, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 14, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 13, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
84 Birchfields Road, Manchester, M14 6PH
90 Birchfields Road, Manchester, M14 6PH
66 Birchfields Road, Manchester, M14 6PH
128 Birchfields Road, Manchester, M14 6PF
73 Brailsford Road, Manchester, M14 6PX
120 Braemar Road, Manchester, M14 6PW
Flat 7, Orchard Court, Ladybarn Lane, Manchester, M14 6NX
Flat 4, Orchard Court, Ladybarn Lane, Manchester, M14 6NX
Flat 2, Orchard Court, Ladybarn Lane, Manchester, M14 6NX
159 Old Hall Lane, Rusholme, Manchester, M14 6HJ
205 Old Hall Lane, Rusholme, Manchester, M14 6HJ
203 Old Hall Lane, Rusholme, Manchester, M14 6HJ
201 Old Hall Lane, Rusholme, Manchester, M14 6HJ

155 Old Hall Lane, Rusholme, Manchester, M14 6HJ
151 Old Hall Lane, Rusholme, Manchester, M14 6HJ
11 Evelyn Street, Manchester, M14 6WF
54 Cawdor Road, Manchester, M14 6LR
46 Cawdor Road, Manchester, M14 6LR
26 Cawdor Road, Manchester, M14 6LR
24 Cawdor Road, Manchester, M14 6LQ
16 Cawdor Road, Manchester, M14 6LQ
116 Birchfields Road, Manchester, M14 6PF
158 Birchfields Road, Manchester, M14 6PE
148 Birchfields Road, Manchester, M14 6PE
28 Sherwood Street, Manchester, M14 6EG
Flat 9, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 8 Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 7, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 10, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 8, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 6, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 5, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 4, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 3, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 2, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 1, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 29, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 27, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 26, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 25, 8 Wilbraham Road, Manchester, M14 6JZ
Flat 24, 8 Wilbraham Road, Manchester, M14 6JZ
Ashgate, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
242 Wilmslow Road, Manchester, M14 6LD
148 Brailsford Road, Manchester, M14 6QA
Flat 1, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Flat 2, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Flat 3, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Flat 4, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Flat 5, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Flat 6, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Flat 7, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Flat 8, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Flat 9, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Flat 10, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Flat 11, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Flat 12, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Flat 13, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Flat 14, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
57 Braemar Road, Manchester, M14 6PR
Tutors Flat At 8, Tower Block Owens Park, Wilmslow Road, Manchester, M14 6ZE
Tutors Flat At 7, Tower Block Owens Park, Wilmslow Road, Manchester, M14 6ZE
Tutors Flat At 6, Tower Block Owens Park, Wilmslow Road, Manchester, M14 6ZE
Tutors Flat At 5, Tower Block Owens Park, Wilmslow Road, Manchester, M14 6ZE
Tutors Flat At 4, Tower Block Owens Park, Wilmslow Road, Manchester, M14 6ZE
Tutors Flat At 3, Tower Block Owens Park, Wilmslow Road, Manchester, M14 6ZE
Tutors Flat At 2, Tower Block Owens Park, Wilmslow Road, Manchester, M14 6ZE
Tutors Flat At F, Tree Court Owens Park, Wilmslow Road, Manchester, M14 6HD

Tutors Flat At E, Tree Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Tutors Flat At D, Tree Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Tutors Flat At C, Tree Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Tutors Flat 3, Green Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Tutors Flat At B, Tree Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Tutors Flat 2, Green Court Owens Park, Wilmslow Road, Manchester, M14 6HD
Flat 2, 210 Moseley Road, Manchester, M14 6PB
Flat 1, 210 Moseley Road, Manchester, M14 6PB
Flat 39, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 42, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 41, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 40, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 38, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 37, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 36, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 35, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 34, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 5 Mason Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 8 Mason Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 7 Mason Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 6 Mason Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 12 Engles House, Chancellors Court, Moseley Road, Manchester, M14 6ZY
5A Ladybarn Lane, Manchester, M14 6NQ
Flat 15 Engles House, Chancellors Court, Moseley Road, Manchester, M14 6ZY
Flat 17, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 15, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 12, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 10, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 16 Engles House, Chancellors Court, Moseley Road, Manchester, M14 6ZY
Flat 10 Engles House, Chancellors Court, Moseley Road, Manchester, M14 6ZY
209D Old Hall Lane, Rusholme, Manchester, M14 6HJ
209A Old Hall Lane, Rusholme, Manchester, M14 6HJ
Flat 24 Willow Court, Richmond Park, Moseley Road, Manchester, M14 6YZ
21 Wilbraham Road, Manchester, M14 6JS
Flat 4, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 6, 11 Wilbraham Road, Manchester, M14 6JS
Flat 8, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 6, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 3, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 22, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 20, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 2, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 18, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 16, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 15, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 13, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 11, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 10, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
21 Mabfield Road, Manchester, M14 6LW
10 Wilbraham Road, Manchester, M14 6JZ
256 Wilmslow Road, Manchester, M14 6LB
224 Wilmslow Road, Manchester, M14 6LE
11B Balmoral Road, Manchester, M14 6WG
321A Wilmslow Road, Manchester, M14 6NW

194 Brailsford Road, Manchester, M14 6QA
192 Brailsford Road, Manchester, M14 6QA
184 Brailsford Road, Manchester, M14 6QA
Ladybarn Mews, Ladybarn Road, Manchester, M14 6WN
Beechwood Gardens, 9 - 11 Ladybarn Lane, Manchester, M14 6NQ
44 Albion Road, Manchester, M14 6LU
211 Old Hall Lane, Rusholme, Manchester, M14 6HJ
34 Mabfield Road, Manchester, M14 6LW
29 Mabfield Road, Manchester, M14 6LW
38 Albion Road, Manchester, M14 6LU
29 Albion Road, Manchester, M14 6LU
8 Standish Road, Manchester, M14 6NP
10 Standish Road, Manchester, M14 6NP
188 Brailsford Road, Manchester, M14 6QA
186 Brailsford Road, Manchester, M14 6QA
172 Brailsford Road, Manchester, M14 6QA
160 Brailsford Road, Manchester, M14 6QA
12 Redshaw Close, Manchester, M14 6JB
151 Braemar Road, Manchester, M14 6PN
138 Birchfields Road, Manchester, M14 6PE
42 Ladybarn Road, Manchester, M14 6WW
91 Brailsford Road, Manchester, M14 6PX
144 Birchfields Road, Manchester, M14 6PE
79 Brailsford Road, Manchester, M14 6PX
6 Redmere Grove, Manchester, M14 6ES
34 Redmere Grove, Manchester, M14 6ES
28 Redmere Grove, Manchester, M14 6ES
20 Redmere Grove, Manchester, M14 6ES
16 Redmere Grove, Manchester, M14 6ES
10 Redmere Grove, Manchester, M14 6ES
114 Birchfields Road, Manchester, M14 6PF
162 Birchfields Road, Manchester, M14 6PE
156 Birchfields Road, Manchester, M14 6PE
150 Birchfields Road, Manchester, M14 6PE
130 Moseley Road, Manchester, M14 6PA
116 Moseley Road, Manchester, M14 6PA
57 Brailsford Road, Manchester, M14 6PT
112 Brailsford Road, Manchester, M14 6PY
The Armitage Centre, Moseley Road, Manchester, M14 6HE
48 Moseley Road, Manchester, M14 6NR
116 Brailsford Road, Manchester, M14 6PY
110 Brailsford Road, Manchester, M14 6PY
Flat 7, 12 Wilbraham Road, Manchester, M14 6JZ
Flat 5, 12 Wilbraham Road, Manchester, M14 6JZ
Flat 2, 12 Wilbraham Road, Manchester, M14 6JZ
8 Brailsford Road, Manchester, M14 6PU
70 Brailsford Road, Manchester, M14 6PU
68 Brailsford Road, Manchester, M14 6PU
66 Brailsford Road, Manchester, M14 6PU
64 Brailsford Road, Manchester, M14 6PU
60 Brailsford Road, Manchester, M14 6PU
6 Brailsford Road, Manchester, M14 6PU
52 Brailsford Road, Manchester, M14 6PU
50 Brailsford Road, Manchester, M14 6PU

38 Brailsford Road, Manchester, M14 6PU
41 Landcross Road, Manchester, M14 6LZ
35 Landcross Road, Manchester, M14 6LZ
108 Brailsford Road, Manchester, M14 6PY
106 Brailsford Road, Manchester, M14 6PY
100 Brailsford Road, Manchester, M14 6PY
102 Brailsford Road, Manchester, M14 6PY
105 Braemar Road, Manchester, M14 6PQ
153 Braemar Road, Manchester, M14 6PN
90 Braemar Road, Manchester, M14 6PG
106 Braemar Road, Manchester, M14 6PG
Flat 8, 12 Wilbraham Road, Manchester, M14 6JZ
Flat 7, Beechwood Gardens, 9 - 11 Ladybarn Lane, Manchester, M14 6NQ
Flat 6, Beechwood House, 9 - 11 Ladybarn Lane, Manchester, M14 6NQ
Flat 4, Beechwood Gardens, 9 - 11 Ladybarn Lane, Manchester, M14 6NQ
Flat 6, 12 Wilbraham Road, Manchester, M14 6JZ
Flat 4, 12 Wilbraham Road, Manchester, M14 6JZ
Flat 3, 12 Wilbraham Road, Manchester, M14 6JZ
15 Selside Walk, Manchester, M14 6DU
13 Selside Walk, Manchester, M14 6DU
1 Selside Walk, Manchester, M14 6DU
40 Moseley Road, Manchester, M14 6NR
7 Ladybarn Lane, Manchester, M14 6NQ
1 Ladybarn Lane, Manchester, M14 6NQ
7 Standish Road, Manchester, M14 6NP
4 Standish Road, Manchester, M14 6NP
2 Standish Road, Manchester, M14 6NP
17 Standish Road, Manchester, M14 6NP
1 Standish Road, Manchester, M14 6NP
Flat 35, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 34, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 33, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 32, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
42 Mabfield Road, Manchester, M14 6LW
38 Mabfield Road, Manchester, M14 6LW
35 Mabfield Road, Manchester, M14 6LW
5 Landcross Road, Manchester, M14 6LZ
54 Furness Road, Manchester, M14 6LX
50 Furness Road, Manchester, M14 6LX
25 Landcross Road, Manchester, M14 6LZ
142 Moseley Road, Manchester, M14 6PA
Orchard Court, Ladybarn Lane, Manchester, M14 6NX
152 Moseley Road, Manchester, M14 6PA
148 Moseley Road, Manchester, M14 6PA
138 Moseley Road, Manchester, M14 6PA
136 Moseley Road, Manchester, M14 6PA
Flat 23, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 33, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 32, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 24, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 22, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 21, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 20, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 19, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ

146 Birchfields Road, Manchester, M14 6PE
Flat 31, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 30, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 29, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 28, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 27, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 26, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 25, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 49, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 48, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 47, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 46, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 45, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 44, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
Flat 43, Allen Court, 1 Cromwell Range, Manchester, M14 6FQ
228 - 230 Wilmslow Road, Manchester, M14 6LE
226 Wilmslow Road, Manchester, M14 6LE
Flat 2, The Firs Villa, Whitworth Lane, Manchester, M14 6HE
112 Braemar Road, Manchester, M14 6PW
7 Brailsford Road, Manchester, M14 6PT
Flat 3, The Firs Villa, Whitworth Lane, Manchester, M14 6HE
9 Redshaw Close, Manchester, M14 6JB
4 Redshaw Close, Manchester, M14 6JB
33 Landcross Road, Manchester, M14 6LZ
45 Furness Road, Manchester, M14 6LX
37 Mabfield Road, Manchester, M14 6LW
31 Albion Road, Manchester, M14 6LU
21 Albion Road, Manchester, M14 6LT
142 Brailsford Road, Manchester, M14 6QA
170 Brailsford Road, Manchester, M14 6QA
167 Brailsford Road, Manchester, M14 6PZ
120 Brailsford Road, Manchester, M14 6PY
166 Birchfields Road, Manchester, M14 6PE
33 Brailsford Road, Manchester, M14 6PT
56 Braemar Road, Manchester, M14 6PS
2 Braemar Road, Manchester, M14 6PS
5 Braemar Road, Manchester, M14 6PR
146 Moseley Road, Manchester, M14 6PA
108 Moseley Road, Manchester, M14 6PA
118 Moseley Road, Manchester, M14 6PA
144 Brailsford Road, Manchester, M14 6QA
55 Brailsford Road, Manchester, M14 6PT
5 Brailsford Road, Manchester, M14 6PT
156 Brailsford Road, Manchester, M14 6QA
154 Brailsford Road, Manchester, M14 6QA
150 Brailsford Road, Manchester, M14 6QA
138 Brailsford Road, Manchester, M14 6QA
173 Brailsford Road, Manchester, M14 6PZ
19 Brailsford Road, Manchester, M14 6PT
1 Brailsford Road, Manchester, M14 6PT
68 Braemar Road, Manchester, M14 6PS
6 Braemar Road, Manchester, M14 6PS
52 Braemar Road, Manchester, M14 6PS
42 Braemar Road, Manchester, M14 6PS

34 Braemar Road, Manchester, M14 6PS
154 Birchfields Road, Manchester, M14 6PE
110 Birchfields Road, Manchester, M14 6PF
168 Birchfields Road, Manchester, M14 6PE
140 Birchfields Road, Manchester, M14 6PE
17 Redshaw Close, Manchester, M14 6JB
7 Redshaw Close, Manchester, M14 6JB
1 Redshaw Close, Manchester, M14 6JB
5 Whitworth Lane, Manchester, M14 6HF
136 Birchfields Road, Manchester, M14 6PE
160 Birchfields Road, Manchester, M14 6PE
152 Birchfields Road, Manchester, M14 6PE
14 Redshaw Close, Manchester, M14 6JB
97 Brailsford Road, Manchester, M14 6PX
98 Birchfields Road, Manchester, M14 6PH
94 Birchfields Road, Manchester, M14 6PH
86 Birchfields Road, Manchester, M14 6PH
80 Birchfields Road, Manchester, M14 6PH
76 Birchfields Road, Manchester, M14 6PH
73 Braemar Road, Manchester, M14 6PQ
87 Braemar Road, Manchester, M14 6PQ
81 Braemar Road, Manchester, M14 6PQ
77 Braemar Road, Manchester, M14 6PQ
109 Braemar Road, Manchester, M14 6PQ
103 Braemar Road, Manchester, M14 6PQ
157 Braemar Road, Manchester, M14 6PN
9 Braemar Road, Manchester, M14 6PR
69 Braemar Road, Manchester, M14 6PR
65 Braemar Road, Manchester, M14 6PR
63 Braemar Road, Manchester, M14 6PR
51 Braemar Road, Manchester, M14 6PR
49 Braemar Road, Manchester, M14 6PR
43 Braemar Road, Manchester, M14 6PR
37 Braemar Road, Manchester, M14 6PR
35 Braemar Road, Manchester, M14 6PR
33 Braemar Road, Manchester, M14 6PR
73 Furness Road, Manchester, M14 6LX
68 Furness Road, Manchester, M14 6LX
66 Furness Road, Manchester, M14 6LX
64 Furness Road, Manchester, M14 6LX
63 Furness Road, Manchester, M14 6LX
50 Braemar Road, Manchester, M14 6PS
4 Braemar Road, Manchester, M14 6PS
20 Braemar Road, Manchester, M14 6PS
18 Braemar Road, Manchester, M14 6PS
62 Moseley Road, Manchester, M14 6NR
Flat 16 Heath Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 15 Heath Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
64 Moseley Road, Manchester, M14 6NR
Flat 5 Bilberry Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 8 Bilberry Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 7 Bilberry Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 6 Bilberry Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 4 Bilberry Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Flat 3 Bilberry Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 2 Bilberry Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 1 Bilberry Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat O Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 7 Block 3, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat Q Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat P Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat N Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat M Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat L Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat K Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat J Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 5 Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 6 Block 2, Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 21, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 24, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 23, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
122 Moseley Road, Manchester, M14 6PA
112 Moseley Road, Manchester, M14 6PA
106 Moseley Road, Manchester, M14 6PA
124 Moseley Road, Manchester, M14 6PA
120 Moseley Road, Manchester, M14 6PA
42 Moseley Road, Manchester, M14 6NR
Flat 12 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 15 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 14 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 13 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 11 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 10 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 9 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 8 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 7 Honey Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
80 Old Hall Lane, Rusholme, Manchester, M14 6HN
109 Old Hall Lane, Rusholme, Manchester, M14 6HL
107 Old Hall Lane, Rusholme, Manchester, M14 6HL
99 Old Hall Lane, Rusholme, Manchester, M14 6HL
74 Old Hall Lane, Rusholme, Manchester, M14 6HN
Flat 3, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 2, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
272 Wilmslow Road, Manchester, M14 6JR
276 Wilmslow Road, Manchester, M14 6JR
274 Wilmslow Road, Manchester, M14 6JR
Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 1, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
270 Wilmslow Road, Manchester, M14 6JR
Flat 35, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 34, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 33, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 32, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 31, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 30, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 29, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 28, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 27, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ

Flat 26, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 25, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 24, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 23, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 22, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 21, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 20, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 18, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
First Floor And Second Floor, 254 Wilmslow Road, Manchester, M14 6LD
254 Wilmslow Road, Manchester, M14 6LD
Chancellors Hotel And Conference Centre, 77 Moseley Road, Manchester, M14 6NN
Flat 20, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 19, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
112 Birchfields Road, Manchester, M14 6PF
70 Birchfields Road, Manchester, M14 6PH
68 Birchfields Road, Manchester, M14 6PH
106 Birchfields Road, Manchester, M14 6PH
164 Birchfields Road, Manchester, M14 6PE
48 Brailsford Road, Manchester, M14 6PU
46 Brailsford Road, Manchester, M14 6PU
44 Brailsford Road, Manchester, M14 6PU
42 Brailsford Road, Manchester, M14 6PU
40 Brailsford Road, Manchester, M14 6PU
4 Brailsford Road, Manchester, M14 6PU
36 Brailsford Road, Manchester, M14 6PU
22 Brailsford Road, Manchester, M14 6PU
18 Brailsford Road, Manchester, M14 6PU
12 Brailsford Road, Manchester, M14 6PU
71 Brailsford Road, Manchester, M14 6PT
67 Brailsford Road, Manchester, M14 6PT
87 Brailsford Road, Manchester, M14 6PX
83 Brailsford Road, Manchester, M14 6PX
81 Brailsford Road, Manchester, M14 6PX
77 Brailsford Road, Manchester, M14 6PX
139 Brailsford Road, Manchester, M14 6PZ
135 Brailsford Road, Manchester, M14 6PZ
133 Brailsford Road, Manchester, M14 6PZ
Flat 18, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 22, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 20, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 19, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 17, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 16, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 15, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 14, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 13, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 12, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 11, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 8, Beechwood Gardens, 9 - 11 Ladybarn Lane, Manchester, M14 6NQ
Flat 4 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
1A Mabfield Road, Manchester, M14 6LP
Frinton House, Mabfield Road, Manchester, M14 6LP
The Firs Villa, Whitworth Lane, Manchester, M14 6HE
Flat 60, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX

Flat 59, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 58, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 57, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 56, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 68, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 67, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 66, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 65, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 64, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 63, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 62, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 61, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 35, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 34, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 33, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 32, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 31, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 30, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 29, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 28, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 27, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 26, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 25, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
196 Moseley Road, Manchester, M14 6PB
J CAVANAGH LTD, Fallowfield Timber Co, Ladybarn Road, Manchester, M14 6WW
74 Birchfields Road, Manchester, M14 6PH
Flat 24, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 43, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 42, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 41, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 21, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 17, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
23A Balmoral Road, Manchester, M14 6WG
Firs Farmhouse, Whitworth Lane, Manchester, M14 6HF
Flat 20, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 10, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 9, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 8, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 7, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 5, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 6, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 29, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
212 Moseley Road, Manchester, M14 6PB
134 Moseley Road, Manchester, M14 6PA
132 Moseley Road, Manchester, M14 6PA
128 Moseley Road, Manchester, M14 6PA
208 Moseley Road, Manchester, M14 6PB
206 Moseley Road, Manchester, M14 6PB
204 Moseley Road, Manchester, M14 6PB
194 Moseley Road, Manchester, M14 6PB
192 Moseley Road, Manchester, M14 6PB
190 Moseley Road, Manchester, M14 6PB
182 Moseley Road, Manchester, M14 6PB
180 Moseley Road, Manchester, M14 6PB

176 Moseley Road, Manchester, M14 6PB
174 Moseley Road, Manchester, M14 6PB
168 Moseley Road, Manchester, M14 6PB
166 Moseley Road, Manchester, M14 6PB
164 Moseley Road, Manchester, M14 6PB
92 Moseley Road, Manchester, M14 6PA
158 Moseley Road, Manchester, M14 6PA
156 Moseley Road, Manchester, M14 6PA
216 Moseley Road, Manchester, M14 6PB
214 Moseley Road, Manchester, M14 6PB
327 Wilmslow Road, Manchester, M14 6NW
9 Evelyn Street, Manchester, M14 6WF
6 Evelyn Street, Manchester, M14 6WF
Flat 3, 5A Wilbraham Road, Manchester, M14 6JS
Flat 2, 5A Wilbraham Road, Manchester, M14 6JS
Flat 1, 5A Wilbraham Road, Manchester, M14 6JS
Flat 5, 5A Wilbraham Road, Manchester, M14 6JS
Flat 4, 5A Wilbraham Road, Manchester, M14 6JS
157 Old Hall Lane, Rusholme, Manchester, M14 6HJ
153 Old Hall Lane, Rusholme, Manchester, M14 6HJ
145 Old Hall Lane, Rusholme, Manchester, M14 6HJ
141 Old Hall Lane, Rusholme, Manchester, M14 6HL
139 Old Hall Lane, Rusholme, Manchester, M14 6HL
215 Old Hall Lane, Rusholme, Manchester, M14 6HJ
199 Old Hall Lane, Rusholme, Manchester, M14 6HJ
197 Old Hall Lane, Rusholme, Manchester, M14 6HJ
161 Old Hall Lane, Rusholme, Manchester, M14 6HJ
268 Wilmslow Road, Manchester, M14 6JR
264 Wilmslow Road, Manchester, M14 6JR
262 Wilmslow Road, Manchester, M14 6JR
258 Wilmslow Road, Manchester, M14 6JR
94 Brailsford Road, Manchester, M14 6PY
98 Brailsford Road, Manchester, M14 6PY
90 Brailsford Road, Manchester, M14 6PY
38 Moseley Road, Manchester, M14 6NR
46 Moseley Road, Manchester, M14 6NR
36 Moseley Road, Manchester, M14 6NR
34 Moseley Road, Manchester, M14 6NR
9 Standish Road, Manchester, M14 6NP
6 Standish Road, Manchester, M14 6NP
5 Standish Road, Manchester, M14 6NP
3 Standish Road, Manchester, M14 6NP
15 Standish Road, Manchester, M14 6NP
102 Moseley Road, Manchester, M14 6PA
39 Brailsford Road, Manchester, M14 6PT
58 Braemar Road, Manchester, M14 6PS
36 Braemar Road, Manchester, M14 6PS
16 Braemar Road, Manchester, M14 6PS
45 Braemar Road, Manchester, M14 6PR
23 Braemar Road, Manchester, M14 6PR
107 Braemar Road, Manchester, M14 6PQ
141 Braemar Road, Manchester, M14 6PN
82 Braemar Road, Manchester, M14 6PG
Flat 7, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Flat 10, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 9, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 8, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 6, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 5, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 4, Tawny Court Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
138 Braemar Road, Manchester, M14 6PW
Flat 39, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 40, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 38, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 37, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 36, Chestnut Court Oak House, 1 Moseley Road, Manchester, M14 6GA
2B Landcross Road, Manchester, M14 6NA
104 Moseley Road, Manchester, M14 6PA
Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Units 1 To 3, Ladybarn House, Wilmslow Road, Manchester, M14 6ND
Unit 5, Ladybarn House, Wilmslow Road, Manchester, M14 6ND
Unit 4, Ladybarn House, Wilmslow Road, Manchester, M14 6ND
Unit 6, Ladybarn House, Wilmslow Road, Manchester, M14 6ND
71 Furness Road, Manchester, M14 6LX
9 Furness Road, Manchester, M14 6LY
11 Furness Road, Manchester, M14 6LY
1 Furness Road, Manchester, M14 6LY
62 Furness Road, Manchester, M14 6LX
61 Furness Road, Manchester, M14 6LX
60 Furness Road, Manchester, M14 6LX
59 Furness Road, Manchester, M14 6LX
57 Furness Road, Manchester, M14 6LX
55 Furness Road, Manchester, M14 6LX
52 Furness Road, Manchester, M14 6LX
51 Furness Road, Manchester, M14 6LX
8 Furness Road, Manchester, M14 6LY
24 Furness Road, Manchester, M14 6LY
22 Furness Road, Manchester, M14 6LY
21 Furness Road, Manchester, M14 6LY
20 Furness Road, Manchester, M14 6LY
49 Furness Road, Manchester, M14 6LX
18 Furness Road, Manchester, M14 6LY
16 Furness Road, Manchester, M14 6LY
12 Furness Road, Manchester, M14 6LY
44 Furness Road, Manchester, M14 6LX
42 Furness Road, Manchester, M14 6LX
41 Furness Road, Manchester, M14 6LX
38 Furness Road, Manchester, M14 6LX
37 Furness Road, Manchester, M14 6LX
61 Mabfield Road, Manchester, M14 6LW
57 Mabfield Road, Manchester, M14 6LW
23A Ladybarn Road, Manchester, M14 6WN
55 Mabfield Road, Manchester, M14 6LW
53 Mabfield Road, Manchester, M14 6LW
51 Mabfield Road, Manchester, M14 6LW
4 Furness Road, Manchester, M14 6LY
1 Landcross Road, Manchester, M14 6LZ
7 Furness Road, Manchester, M14 6LY

6 Furness Road, Manchester, M14 6LY
3 Furness Road, Manchester, M14 6LY
12 Landcross Road, Manchester, M14 6NA
9 Landcross Road, Manchester, M14 6LZ
45 Landcross Road, Manchester, M14 6LZ
43 Landcross Road, Manchester, M14 6LZ
37 Landcross Road, Manchester, M14 6LZ
2 Furness Road, Manchester, M14 6LY
66 Landcross Road, Manchester, M14 6NB
64 Landcross Road, Manchester, M14 6NB
Flat 2, 224 Wilmslow Road, Manchester, M14 6LE
4 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
Flat 3, 224 Wilmslow Road, Manchester, M14 6LE
234 Wilmslow Road, Manchester, M14 6LE
Flat 4, 224 Wilmslow Road, Manchester, M14 6LE
19 Wellington Road, Old Moat, Manchester, M14 6FA
17 Wellington Road, Old Moat, Manchester, M14 6FA
13 Wellington Road, Old Moat, Manchester, M14 6FA
7 Wellington Road, Old Moat, Manchester, M14 6FA
Flat 1, 224 Wilmslow Road, Manchester, M14 6LE
111 Old Hall Lane, Rusholme, Manchester, M14 6HL
101 Old Hall Lane, Rusholme, Manchester, M14 6HL
97 Old Hall Lane, Rusholme, Manchester, M14 6HL
43 Langley Road, Manchester, M14 6LN
Toast Rack, Ashton Old Road, Manchester, M14 6HR
11 Standish Road, Manchester, M14 6NP
12 Cawdor Road, Manchester, M14 6LQ
19 Langley Road, Manchester, M14 6LL
15 Langley Road, Manchester, M14 6LL
13 Langley Road, Manchester, M14 6LL
11 Langley Road, Manchester, M14 6LL
9 Cawdor Road, Manchester, M14 6LG
5 Cawdor Road, Manchester, M14 6LG
23 Cawdor Road, Manchester, M14 6LG
21 Cawdor Road, Manchester, M14 6LG
19 Cawdor Road, Manchester, M14 6LG
17 Cawdor Road, Manchester, M14 6LG
15 Cawdor Road, Manchester, M14 6LG
13 Cawdor Road, Manchester, M14 6LG
3 Wellington Road, Old Moat, Manchester, M14 6FA
11 Wellington Road, Old Moat, Manchester, M14 6FA
5 Wellington Road, Old Moat, Manchester, M14 6FA
17 Wilbraham Road, Manchester, M14 6JS
23B Ladybarn Road, Manchester, M14 6WN
64 Cawdor Road, Manchester, M14 6LR
58 Cawdor Road, Manchester, M14 6LR
52 Cawdor Road, Manchester, M14 6LR
48 Cawdor Road, Manchester, M14 6LR
62 Cawdor Road, Manchester, M14 6LR
40 Cawdor Road, Manchester, M14 6LR
38 Cawdor Road, Manchester, M14 6LR
34 Cawdor Road, Manchester, M14 6LR
4 Cawdor Road, Manchester, M14 6LQ
20 Cawdor Road, Manchester, M14 6LQ

10 Cawdor Road, Manchester, M14 6LQ
28 Mabfield Road, Manchester, M14 6LP
24 Mabfield Road, Manchester, M14 6LP
22 Mabfield Road, Manchester, M14 6LP
13 Mabfield Road, Manchester, M14 6LP
10 Mabfield Road, Manchester, M14 6LP
45 Langley Road, Manchester, M14 6LN
41 Langley Road, Manchester, M14 6LN
35 Langley Road, Manchester, M14 6LN
33 Langley Road, Manchester, M14 6LN
31 Langley Road, Manchester, M14 6LN
27 Langley Road, Manchester, M14 6LL
23 Langley Road, Manchester, M14 6LL
6 Sherwood Avenue, Manchester, M14 6EA
136 Braemar Road, Manchester, M14 6PW
89 Brailsford Road, Manchester, M14 6PX
85 Brailsford Road, Manchester, M14 6PX
148 Braemar Road, Manchester, M14 6PW
132 Braemar Road, Manchester, M14 6PW
Flat 18, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 16, Beechwood Gardens, 9 - 11 Ladybarn Lane, Manchester, M14 6NQ
Flat 13, Beechwood House, 9 - 11 Ladybarn Lane, Manchester, M14 6NQ
40 Furness Road, Manchester, M14 6LX
36 Furness Road, Manchester, M14 6LX
130 Braemar Road, Manchester, M14 6PW
34 Brailsford Road, Manchester, M14 6PU
32 Brailsford Road, Manchester, M14 6PU
Flat 7 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 8 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
30 Brailsford Road, Manchester, M14 6PU
28 Brailsford Road, Manchester, M14 6PU
26 Brailsford Road, Manchester, M14 6PU
24 Brailsford Road, Manchester, M14 6PU
19 Furness Road, Manchester, M14 6LY
20 Brailsford Road, Manchester, M14 6PU
38 Landcross Road, Manchester, M14 6NB
62 Landcross Road, Manchester, M14 6NB
58 Landcross Road, Manchester, M14 6NB
44 Landcross Road, Manchester, M14 6NB
126 Moseley Road, Manchester, M14 6PA
114 Moseley Road, Manchester, M14 6PA
100 Moseley Road, Manchester, M14 6PA
Flat 12, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 10, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 8, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 6, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 5, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 3, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 1, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 38, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 37, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 36, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
3 Redshaw Close, Manchester, M14 6JB
1 Whitworth Lane, Manchester, M14 6HF

20 Redshaw Close, Manchester, M14 6JB
10 Redshaw Close, Manchester, M14 6JB
25 Langley Road, Manchester, M14 6LL
7 Cawdor Road, Manchester, M14 6LG
27 Cawdor Road, Manchester, M14 6LG
25 Cawdor Road, Manchester, M14 6LG
11 Cawdor Road, Manchester, M14 6LG
1 Cawdor Road, Manchester, M14 6LG
19 Redshaw Close, Manchester, M14 6JB
15 Redshaw Close, Manchester, M14 6JB
13 Redshaw Close, Manchester, M14 6JB
15 Furness Road, Manchester, M14 6LY
13 Furness Road, Manchester, M14 6LY
19 Braemar Road, Manchester, M14 6PR
17 Braemar Road, Manchester, M14 6PR
15 Braemar Road, Manchester, M14 6PR
13 Braemar Road, Manchester, M14 6PR
1 Braemar Road, Manchester, M14 6PR
32 Landcross Road, Manchester, M14 6NB
26 Landcross Road, Manchester, M14 6NB
24 Landcross Road, Manchester, M14 6NA
18 Landcross Road, Manchester, M14 6NA
17 Brailsford Road, Manchester, M14 6PT
Flat 5 Bumble Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 2 Bumble Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 3 Bumble Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 4 Bumble Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 6 Bumble Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 7 Bumble Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 8 Bumble Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 9 Bumble Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 10 Bumble Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 11 Bumble Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
2 Sherwood Avenue, Manchester, M14 6EA
5 Sherwood Avenue, Manchester, M14 6EA
4 Sherwood Avenue, Manchester, M14 6EA
3 Sherwood Avenue, Manchester, M14 6EA
33 Selside Walk, Manchester, M14 6DU
9 Sherwood Avenue, Manchester, M14 6EA
7 Sherwood Avenue, Manchester, M14 6EA
32 Carill Drive, Manchester, M14 6WR
22 Carill Drive, Manchester, M14 6WR
10 Carill Drive, Manchester, M14 6WR
120 Ladybarn Road, Manchester, M14 6WQ
118 Ladybarn Road, Manchester, M14 6WQ
116 Ladybarn Road, Manchester, M14 6WQ
Flat 11 Heath Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 14 Heath Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 13 Heath Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 12 Heath Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 10 Heath Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 9 Heath Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 8 Heath Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 7 Heath Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ

Flat 6 Heath Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 5 Heath Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 4 Heath Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 3 Heath Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 2 Heath Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 1 Heath Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 16, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 19, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 18, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 17, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 15, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 14, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 13, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 12, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 11, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 10, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 9, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 8, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 7, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 6, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 5, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 4, Orange Grove House, 2 Sherwood Street, Manchester, M14 6NJ
Flat 14, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 28, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 16, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 15, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 13, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 12, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 11, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 11, Beechwood Gardens, 9 - 11 Ladybarn Lane, Manchester, M14 6NQ
56 Furness Road, Manchester, M14 6LX
2 Albion Road, Manchester, M14 6LT
11 Albion Road, Manchester, M14 6LT
Flat 9, Beechwood House, 9 - 11 Ladybarn Lane, Manchester, M14 6NQ
Flat 5, Beechwood House, 9 - 11 Ladybarn Lane, Manchester, M14 6NQ
Flat 3, Beechwood Gardens, 9 - 11 Ladybarn Lane, Manchester, M14 6NQ
Flat 1, Beechwood House, 9 - 11 Ladybarn Lane, Manchester, M14 6NQ
11 Selside Walk, Manchester, M14 6DU
6 Riga Road, Manchester, M14 6JJ
142 Birchfields Road, Manchester, M14 6PE
134 Birchfields Road, Manchester, M14 6PE
4 Riga Road, Manchester, M14 6JN
170 Moseley Road, Manchester, M14 6PB
96 Moseley Road, Manchester, M14 6PA
140 Moseley Road, Manchester, M14 6PA
135 Braemar Road, Manchester, M14 6PN
222 Moseley Road, Manchester, M14 6PD
188 Moseley Road, Manchester, M14 6PB
178 Moseley Road, Manchester, M14 6PB
75 Brailsford Road, Manchester, M14 6PX
150 Braemar Road, Manchester, M14 6PW
25 Braemar Road, Manchester, M14 6PR
99 Braemar Road, Manchester, M14 6PQ
79 Braemar Road, Manchester, M14 6PQ

113 Braemar Road, Manchester, M14 6PQ
Flat 15 Bumble Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 12 Bumble Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 13 Bumble Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 14 Bumble Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Flat 16 Bumble Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Top Flat, 220 Wilmslow Road, Manchester, M14 6LF
Flat 11 Marsham Court, Unsworth Park, 20 Chancellors Way, Manchester, M14 6FZ
Top Flat, 327A Wilmslow Road, Manchester, M14 6NW
Aaa (uk) Ltd, 244 - 250 Moseley Road, Manchester, M14 6PD
Flat 1, Woolton Hall, Whitworth Lane, Manchester, M14 6HE
Flat 12, 5A Wilbraham Road, Manchester, M14 6JS
Flat 52, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
9 Wilbraham Road, Manchester, M14 6JS
Flat 50, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat A, 331 Wilmslow Road, Manchester, M14 6NW
Top Flat, 210 Wilmslow Road, Manchester, M14 6LF
Flat 55, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 54, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 49, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 48, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 47, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 53, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 9, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 7, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 5, Village Gate, 15 Wilbraham Road, Manchester, M14 6EZ
Flat 51, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
331 Wilmslow Road, Manchester, M14 6NW
Flat 38, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 37, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 36, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 39, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 40, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 32, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 11, 5A Wilbraham Road, Manchester, M14 6JS
Flat 31, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Tutors Flat At A, Tree Court Owens Park, Wilmslow Road, Manchester, M14 6HD
244 - 250 Moseley Road, Manchester, M14 6PD
The Car Centre, 227 Moseley Road, Manchester, M14 6PD
First Floor Flat, Lees Annexex Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Ground Floor Flat, Lees Annexe Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
60 Moseley Road, Manchester, M14 6NR
Sheavyn House, Old Hall Lane, Rusholme, Manchester, M14 6HP
315 Wilmslow Road, Manchester, M14 6NW
317 Wilmslow Road, Manchester, M14 6NW
329 Wilmslow Road, Manchester, M14 6NW
Ladybarn House, Wilmslow Road, Manchester, M14 6ND
Ground Floor And Basement, 224 Wilmslow Road, Manchester, M14 6LE
214 - 216 Wilmslow Road, Manchester, M14 6LF
Oakley, 188 Wilmslow Road, Manchester, M14 6LJ
Flat 13, 4 Wilbraham Road, Manchester, M14 6GF
Flat 2, 56 Cawdor Road, Manchester, M14 6LR
Flat 2, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA

Flat 3, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 30, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
56 Cawdor Road, Manchester, M14 6LR
Flat 1, 56 Cawdor Road, Manchester, M14 6LR
Flat 23, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 22, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 21, Holly Court Oak House, 1 Moseley Road, Manchester, M14 6GA
Flat 2, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 27, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 26, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 25, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 5, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 4, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 14, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 13, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 3, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 24, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 23, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 19, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 18, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 17, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 16, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 15, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 12, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 10, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 11, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 9, Maple Court Oak House, 1 Moseley Road, Manchester, M14 6HX
78 Old Hall Lane, Rusholme, Manchester, M14 6HN
95 Old Hall Lane, Rusholme, Manchester, M14 6HL
84 Old Hall Lane, Rusholme, Manchester, M14 6HN
82 Old Hall Lane, Rusholme, Manchester, M14 6HN
133 Old Hall Lane, Rusholme, Manchester, M14 6HL
125 Old Hall Lane, Rusholme, Manchester, M14 6HL
115 Old Hall Lane, Rusholme, Manchester, M14 6HL
113 Old Hall Lane, Rusholme, Manchester, M14 6HL
The Bungalow, St James Primary School, Cromwell Range, Manchester, M14 6HW
83 Braemar Road, Manchester, M14 6PQ
75 Braemar Road, Manchester, M14 6PQ
111 Braemar Road, Manchester, M14 6PQ
140 Braemar Road, Manchester, M14 6PW
145 Braemar Road, Manchester, M14 6PN
146 Braemar Road, Manchester, M14 6PW
142 Braemar Road, Manchester, M14 6PW
128 Braemar Road, Manchester, M14 6PW
124 Braemar Road, Manchester, M14 6PW
122 Braemar Road, Manchester, M14 6PW
118 Braemar Road, Manchester, M14 6PW
116 Braemar Road, Manchester, M14 6PW
62 Brailsford Road, Manchester, M14 6PU
58 Brailsford Road, Manchester, M14 6PU
56 Brailsford Road, Manchester, M14 6PU
132 Brailsford Road, Manchester, M14 6PY
126 Brailsford Road, Manchester, M14 6PY
118 Brailsford Road, Manchester, M14 6PY

114 Brailsford Road, Manchester, M14 6PY
159 Brailsford Road, Manchester, M14 6PZ
153 Brailsford Road, Manchester, M14 6PZ
145 Brailsford Road, Manchester, M14 6PZ
143 Brailsford Road, Manchester, M14 6PZ
Flat 16 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
244 Wilmslow Road, Manchester, M14 6LD
Warehouse Rear Of 244, Wilmslow Road, Manchester, M14 6LD
246A Wilmslow Road, Manchester, M14 6LD
48 Furness Road, Manchester, M14 6LX
47 Furness Road, Manchester, M14 6LX
46 Furness Road, Manchester, M14 6LX
Flat 15 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 14 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 13 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
23F Ladybarn Road, Manchester, M14 6WN
319A Wilmslow Road, Manchester, M14 6NW
1 Wellington Road, Old Moat, Manchester, M14 6FA
15 Wellington Road, Old Moat, Manchester, M14 6FA
9 Wellington Road, Old Moat, Manchester, M14 6FA
115 Braemar Road, Manchester, M14 6PQ
Flat 49, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 47, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 46, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 44, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 42, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 12 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 11 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 10 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 9 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 8 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 7 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 6 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 5 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 4 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 3 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 2 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 1 Poplar Court, Richmond Park, Moseley Road, Manchester, M14 6YY
Flat 3, 21 Ladybarn Road, Manchester, M14 6WN
317A Wilmslow Road, Manchester, M14 6NW
Flat 3, 1A Ladybarn Lane, Manchester, M14 6NQ
Flat 2, 1A Ladybarn Lane, Manchester, M14 6NQ
Flat 1, 1A Ladybarn Lane, Manchester, M14 6NQ
Flat 41, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 39, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 37, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 36, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 34, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 32, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 30, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 29, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 26, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 24, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 23, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND

Flat 21, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 19, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
147 Braemar Road, Manchester, M14 6PN
101 Braemar Road, Manchester, M14 6PQ
159 Braemar Road, Manchester, M14 6PN
149 Braemar Road, Manchester, M14 6PN
143 Braemar Road, Manchester, M14 6PN
139 Braemar Road, Manchester, M14 6PN
137 Braemar Road, Manchester, M14 6PN
133 Braemar Road, Manchester, M14 6PN
131 Braemar Road, Manchester, M14 6PN
129 Braemar Road, Manchester, M14 6PN
127 Braemar Road, Manchester, M14 6PN
125 Braemar Road, Manchester, M14 6PN
Flat 16, 10 Wilbraham Road, Manchester, M14 6JZ
Flat 15, 10 Wilbraham Road, Manchester, M14 6JZ
Flat 4, 11 Wilbraham Road, Manchester, M14 6JS
Flat 3, 11 Wilbraham Road, Manchester, M14 6JS
Flat 1, 11 Wilbraham Road, Manchester, M14 6JS
Flat 5, 9 Wilbraham Road, Manchester, M14 6JS
Flat 3, 9 Wilbraham Road, Manchester, M14 6JS
Flat 1, 9 Wilbraham Road, Manchester, M14 6JS
Flat 2, 19 Landcross Road, Manchester, M14 6LZ
Flat 1, 19 Landcross Road, Manchester, M14 6LZ
Flat 4, 25 Ladybarn Road, Manchester, M14 6WN
121 Braemar Road, Manchester, M14 6PN
117 Braemar Road, Manchester, M14 6PN
98 Braemar Road, Manchester, M14 6PG
94 Braemar Road, Manchester, M14 6PG
92 Braemar Road, Manchester, M14 6PG
88 Braemar Road, Manchester, M14 6PG
84 Braemar Road, Manchester, M14 6PG
119 Old Hall Lane, Rusholme, Manchester, M14 6HL
123 Old Hall Lane, Rusholme, Manchester, M14 6HL
6 Hilltop Court, Wilmslow Road, Manchester, M14 6LH
155 Braemar Road, Manchester, M14 6PN
16 Redshaw Close, Manchester, M14 6JB
121 Old Hall Lane, Rusholme, Manchester, M14 6HL
143 Old Hall Lane, Rusholme, Manchester, M14 6HL
Flat 1, 17 Ladybarn Road, Manchester, M14 6WN
Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
69 Furness Road, Manchester, M14 6LX
Flat 28, 8 Wilbraham Road, Manchester, M14 6JZ
207 Old Hall Lane, Rusholme, Manchester, M14 6HJ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Regulation 7 Direction (Control Advert) - Control Of To Let Boards (Moseley Road/Ladybarn Lane)
Regulation 7 Direction (Control Advert) - Control Of To Let Boards (Fallowfield Central)
Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA