

Planning

Growth & Development

Delegated officer report for planning application

Application no. 141343/FO/2024

Date registered valid: 31 October 2024

Proposal: Erection of part single storey, part double height building to form an energy centre (sui generis) incorporating 3 thermal store silos, thermal store, ancillary plant equipment including air intake/exhaust vents, roof mounted dry air coolers and enclosed chimney, together with boundary treatment and alterations to the car park

Address: Octagon House, Hathersage Road, Manchester, M13 0FN

Ward(s): Ardwick Ward

Applicant: Manchester Energy Partnerships Ltd

Agent (if any): Mr William Groarke, Walsingham Planning Ltd

Case officer: Steven McCoombe
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Recommendation: Approve

Date of recommendation: 9 January 2025

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 31 December 2024

Standard consultations:

Printed: 8 November 2024 Expired: 29 November 2024

Neighbour notifications

Printed: 5 November 2024 Expired: 26 November 2024

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to an irregular shaped area of land, mainly comprising hardstanding used for car parking purposes associated with Octagon House. The area wraps around the north-western corner of the existing building.

The main frontage to the side adjoins Carmoor Road and is presently enclosed by metal fencing with low level vegetation and overgrown trees behind.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

Description of area

The site is located on the eastern side of Carmoor Road, a short distance from the Oxford Road corridor. The application site lies within a mixed-use area on the city fringe and contains a combination of residential dwellinghouses, student halls of residences, offices, car repair garage, day nursery and small-scale retail and other commercial uses. Manchester Royal Infirmary and buildings within the Central Manchester Foundation Trust are situated a short distance to the east along Upper Brook Street and beyond.

In terms of the immediate surroundings, the site is bounded by an electricity sub-station and associated infrastructure to the north, beyond which are two storey residential, terraced dwellinghouses, many of which are in multiple occupancy. At this point, the area becomes more residential in character.

To the south, is Octagon House, a large, octagonal shaped, 4 storey office building with ground floor, NHS kidney dialysis centre.

To the west, on the opposite side of Carmoor Road is a childrens' day nursey, car repair garage West Indian Community centre and Victoria Halls – a student hall of residence, ranging from 3 to 6 storey in height.

To the east, are multi storey, part 4-6 storey, residential apartment buildings, beyond which is Victoria Baths – a Grade II* listed building.

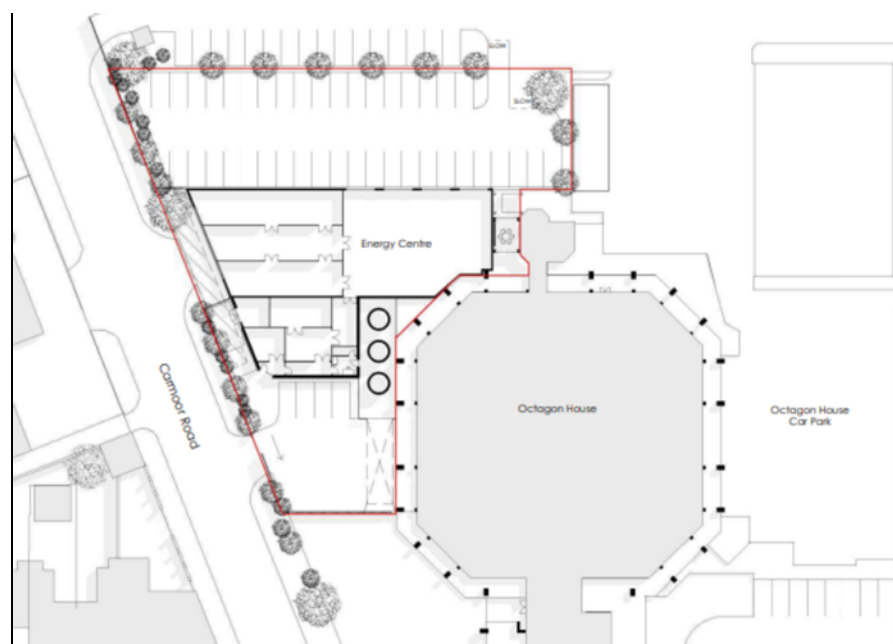
Description of development

Planning permission is sought for the erection of a part single storey, part double height building to form an energy centre (sui generis) incorporating 3 thermal store silos, thermal store, ancillary plant equipment including air intake/exhaust vents, roof mounted dry air coolers and enclosed chimney (25.5 metre high), together with boundary treatment and alterations to the car park.



Proposed view from Carmoor Road

The aim of the proposed development is to create an energy plant to provide locally generated, decentralised heat and electricity to serve local business and residential communities within a local energy infrastructure network.



Proposed site layout

The facility would produce combined heat and power engines (CHP) initially to operate using natural gas. These engines can generate commercially viable quantities to serve local businesses and communities. The facility is seen as a cleaner and more sustainable way of mass-producing electricity, as an alternative to fossil fuels or nuclear power.

The proposal relates to a resubmitted following the recent expiration of an identical proposal (Ref: 127779/FO/2020).

Consultations & Notification Responses

Local Residents/Occupiers – No representations received.

Environmental Health – Conditions are recommended in relation to external equipment, ground conditions, construction management and air quality.

Greater Manchester Ecology Unit (GMEU) – The BNG assessment as originally submitted, identified that a net gain for area habitats in excess of 10% can be delivered by scheme. However, a net loss for hedgerows was identified (-0.68units or -57.65%) and no indication of how this would be addressed.

In response, revised details have been submitted in relation to the trading rules, through the provision of a new hedgerow to the south of the site. The additional information with regards to the hedgerow appears to satisfy previous concerns regarding the BNG, with additional hedgerow being planted on the site.

Flood Risk Management – Conditions are requested in relation to the submission of a surface water drainage scheme and for its subsequent maintenance, in line with the drainage hierarchy.

United Utilities – The development should incorporate a surface water drainage scheme. Foul and surface water should be drained on separate systems.

Cadent – An ‘informative’ is requested in relation to the assets and infrastructure belonging to Cadent.

Highway Services – The site is suitably accessible by sustainable modes and is in close proximity to a range of public transport facilities.

In terms of parking the proposals will result in a reduction of six parking spaces. The Transport Note confirms that this loss of spaces will be replaced elsewhere on the overall site through the removal of redundant brick planters, the rationalisation and improvement of the overall parking layout. Overall, there will be a net increase of 10 parking spaces. The Transport Note states that once operational staff at the site will be minimal and it is anticipated that there will be up to 10 vehicle movements.

Further details are sought in relation to the number of disabled parking spaces being provided (for which core strategy guidance should be referenced), and no electric vehicle (EV) charging spaces are identified. For unallocated parking spaces we require 25% to be EV charging bays with the remainder having the necessary ducting infrastructure to allow future conversion. No details of any secure cycle storage have yet been provided and these are requested.

The car park layout for the southern car park with four parking spaces and sliding gate access is supported. For the larger, more northerly car park we seek details of the amended access

arrangements and in this regard, vehicle swept path details are requested. Parking bay sizes and aisle widths should also be confirmed.

Regarding waste management, it is noted that an area to the east of the main car park is identified for waste storage.

External car park lighting details have not been provided and we seek verification that light spill caused by any external lighting will not adversely affect road users on the highway.

Should the planning application be approved it is recommended that a Construction Management Plan be conditioned.

Relevant Planning History

127779/FO/2020

Erection of part single storey, part double height building to form an energy centre (sui generis) incorporating 3 thermal store silos, thermal store, ancillary plant equipment including air intake/exhaust vents, roof mounted dry air coolers and enclosed chimney, together with boundary treatment and alterations to the car park. *Approved 10 March 2021.*

Policy

The following policy and guidance is considered relevant to the consideration of this application:

- Saved policies DC19.1 and DC26 of the Unitary Development Plan;
- Policies DM1, SP1, EC1, T2, EN3, EN4, EN6, EN7, EN8, EN9, EN10, EN14-19;
- Places for Everyone Joint Development Plan;
- Guide to Development in Manchester (SPD);
- The Manchester Green and Blue Infrastructure Strategy (G&BIS);
- National Planning Policy Framework (NPPF).

Issues

Principle

Having regard to the existing planning policy framework, City Council policy and national planning guidance, the principle of the development is considered acceptable.

The proposed development will comply with the Council's wider agenda for greener energy and reduction of carbon emissions, pursuant to the aforementioned policy and guidance.

The proposed development will generate limited vehicular movements and given the surrounding mixed use context and through appropriate levels of mitigation, with respect to noise and emissions, any impact to residential or visual amenity can be appropriately controlled.

Whilst it is acknowledged that there will be some visual impact, the impact is not significant to form a barrier to development and through the use of appropriate materials and landscaping, the impact can be limited. Moreover, it is believed that any visual impact is outweighed by the wider community benefits that the proposal will deliver in terms of energy production.

Specific planning issues are outlined further below.

Site Layout

The proposed Energy Centre is situated to the north-west of Octagon House. The building is set back from Carmoor Road, leaving a zone for the diversion of supply cables that serve the Octagon building transformers, as well as a servicing area.

The main entrance is located to the southern elevation facing Octagon House, with gated access from Carmoor Road to a small parking area for building users. The existing parking area to the north has been rearranged to provide 40 parking spaces, with access from the existing gated entrance to the north.

The building layout is divided into two volumes. To the north is the main energy plant, with a single-storey element to the south, including a transformer room, HV room, sync breaker room, administration space and access to a thermal store pit. The no. 3 thermal store volumes are located to the east between the single storey element and Octagon House.

Internally, the floor area comprises 690 sqm of floorspace and will accommodate all necessary facilities for energy plant, equipment and circulation space.

Given the surrounding context and the relationship to adjoining buildings, the proposed layout is considered satisfactory.

Design, Scale and Appearance

The proposed development comprises a part single storey, part double height building with associated chimney and silos.

The height of the greater element of the building is comparable to the cladding overhang to the facade of Octagon House opposite, which defines the 2nd floor level. The three thermal store volumes are lowered to a 1.5m pit in order to reduce their height in relation to the building, ensuring that no upper slot window is blocked. The chimney enclosure is located next to the existing stair core, so that its massing and volume is proportionate to context. Its height extends 1.5m above the service core as required for the chimney discharge point, with a total height of 25.5 metres.

Given the immediate context, the proposed development is lesser in scale than Octagon House and proportionate to the other buildings along Carmoor Road. Due to the differing building heights along Carmoor Road and the separation of the site from residential properties West Grove and Upper West Grove by a neighbouring sub-station, the proposed structure would respond appropriately and sympathetically into the immediate street-scape without being over bearing, particularly as Carmoor Road contains a variety of building heights and neighbouring commercial uses.

In terms of appearance, the proposed building adopts a contemporary design which seeks to create an industrial building with a light touch that would integrate effectively into the immediate surroundings, without being overly intrusive and which would improve the appearance of the site in the street-scene, without being strident or out of character.

The facade design does not aim to imitate any surrounding building and proposes the use of a single green colour across all the elevations, chimney enclosure and roof equipment elements to provide a holistic built form. The proposed materials include a combination of two different types of metal cladding. Namely, coloured metal panels to the northern and eastern elevations, and perforated profiled metal cladding facing Carmoor Road, wrapping the main entrance, single-storey element. The use of the perforated metal cladding seeks to lift the public facade and create interest in the street-scene. The chimney flues are enclosed with a steel frame and

to be clad in perforated profiled metal. This is to be semi-transparent to reveal the flues and steelwork discretely and to reflect the industrial nature of the Energy Centre and provide contrast to the existing office façade.

The use of materials is seen as key to the overall appearance of the development. The precise specification will be controlled through the use of an attached planning permission.

On balance, whilst the proposed development will present a degree of prominence, notably due to the higher elements such as the chimney and silos, the use of a single colour and the positioning of these elements away from the road frontage, will minimise their impact to an acceptable level.

The proposed design is a product of the building's function. Any concerns surrounding visual impact are considered to be outweighed by the benefits that the proposal will deliver in terms of energy generation to the wider community. The design has sought to minimise the impact through its simple design and through the use of material and colouration that seek to blend in with the surrounding context through its relatively neutral appearance. On this basis, the impact in terms of the design, scale and appearance of the building is considered acceptable.

Residential Amenity

The immediate area is mixed use in character and includes existing offices and Kidney Dialysis Centre at Octagon House to the south, commercial uses situated opposite along Carmoor Road and a large substation and associated infrastructure which separates the site from the nearest sensitive residential properties along West Grove and Upper West Grove. A further multi storey apartment development is situated beyond the site to the east.

Given the immediate context, the scale of the development and the separation of the site from residential uses by neighbouring commercial uses, the development is not considered to represent a use that would be noticeably sensitive or over-dominant.

When seen against the backdrop of the neighbouring sub-station and the taller Octagon House, the larger elements of the proposed development, including the chimney and silos, the development would not appear overly strident or intrusive and will blend into its surroundings.

Due to the relatively blank building façade and intervening land uses, any impact as a result of potential overlooking or loss of privacy issues is considered negligible.

In terms of levels of activity, noise or disturbance, the proposed development is seen as low key.

The proposed uses only allow for a limited number of operatives and will replace an area presently used as a surface car park. As a consequence, vehicle movements will not be significant and given neighbouring commercial uses, will not lead to a noticeable uplift in activity or an associated disturbance.

Noise

An environmental noise survey has been undertaken in order to establish the representative background sound levels local to the site generally and the nearest noise sensitive receptors.

The principal impact in terms of noise will be from the proposed external plant equipment. Namely, plant accommodated within a plantroom and on the roof of the proposed energy centre. The plant within the plantroom is to comprise 2 x JMS620 CHP's, 1 x JMS624 CHP, 3 x

8MWe Unimat Bosch Boilers and 3 x 30kW LTHW pumps. The CHP's air extract ducts will be positioned above the CHP's facing east and the inlet air ducts will be positioned above the CHP's facing west. The gas exhaust duct for the CHP's will be exhausted through a new chimney. Attenuators will be installed to the inlet, extract and exhaust ducts.

In addition, 3 x Dry Air Coolers will be installed externally on the roof of the proposed energy centre. All proposed mechanical plant will have the capability to operate continuously over a 24 hour period.

The nearest residential receivers with direct line of sight to the plant area are occupiers of the student accommodation at Victoria Halls, which is 68 metres away, to the east of site and the residential properties along Carmoor Road which are located 47metres away towards the south of the site. Residential properties along West Grove and Upper West Grove are separated from the site by the neighbouring sub station.

As the plant installation has been assessed to be over the required criteria at the surrounding noise sensitive receptors, attenuation is proposed so that noise emissions are reduced to acceptable levels and to comply with the relevant Council criteria for noise levels.

The submitted report highlights that the CHP unit is to be installed within an acoustic enclosure within the Energy Centre. This enclosure is to be supplied with fresh air via one of the high level louver panels with the other used to expel air from the enclosure. The CHP unit's silencer, acoustic enclosure, the two at high level serving the enclosure and heat rejection radiator will all be rated at 65 dBa at 1 metre.

Oversizing the heat rejection radiator has resulted in an increase in the number of fans fitted to the radiator. This results in lower speed fans which lower the noise levels generated by the radiator.

The report concludes that through implementation of these mitigation measures, the Council's noise criteria can be met.

Environmental Health have assessed the submitted noise information and consider that the proposed measures are satisfactory, provided that the specified noise levels are not exceeded. A condition has been included to ensure compliance with external noise levels of external equipment and for a post completion testing report to be submitted and agreed following installation of the equipment.

Parking and Impact on the Highway

The existing parking layout for Octagon House has been rearranged, resulting in 44 car park spaces, plus parking space for engineers. This represents 6 spaces less than the 50 spaces currently existing within site area.

It is considered that given the limited vehicles anticipated to be associated with the proposed development and the current under-utilisation of the car park, which appears to be operating under capacity, it is not considered that there would be any undue impact upon the operation of the highway or that on-site parking demand would be exceeded.

Whilst Highway have requested details of the northerly access arrangements, this is an existing access and therefore there would be no material change.

Further, additional EV point provision has been requested. However, as this car park relates to existing car parking provision (albeit a reduced, reconfigured arrangement) relating to the neighbouring Octagon House, it is considered onerous to request EV points on this occasion.

Access

The building's main access is located in the corner of the south and west elevations. Vehicular access is provided to the south of the site, with fenced parking and a sliding access gate. This leads to the main entrance to the building. Part of the existing Octagon House car park is remodelled to the north of the site.

Drainage and Flood Risk

The application site is located in flood zone 1 '*low probability of flooding*'.

In line with Government guidance relating to the provision of sustainable drainage systems (SuDs) for major planning applications, it will be necessary to incorporate appropriate surface water drainage.

Indicative drainage has been provided as part of the application which has been considered by the Council's flood risk management team.

It is recommended that a more detailed design of the surface water drainage scheme is submitted as part of the approval, including verification and subsequent monitoring and maintenance. Appropriate planning conditions have been included.

Heritage

S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Policy EN3 of the Core Strategy, likewise refers to the need for the consideration to be given to the impact of new developments on heritage assets, whilst saved Policy DC19.1 of the UDP seeks to preserve and enhance the setting of listed buildings and specifically states that listed building consent will not be granted for external or internal alterations or additions to a listed building, were in its opinion, there would be an adverse effect on its architectural or historic character.

Relevant to this application, Section 16 of the NPPF relates to Conserving and Enhancing the Historic Environment.

Paragraph 210 states that: *'In determining applications, Local Planning Authorities should take account of:*

- a) *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *The desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 212 states that:

‘When considering the impact of a proposed development on the significance of a designated asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.

Paragraph 215 advises further that:

‘Where a development proposal will lead to less than substantial harm to the significance of designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use’.

In this case, the site is not situated within a designated conservation area or located adjacent to any listed buildings.

Whilst the Grade II* listed building of Victoria Bath is situated approximately 120 metres to the west of the site along Hathersage Road, the site is not directly visible from this building and there are no street perspectives where both buildings would be visible.

Due the detachment of the application site from the listed building and intervening land uses, including the multi storey, Octagon House building, it is considered that there would be no impact to neighbouring heritage assets.

Waste Management

The proposed development is anticipated to produce minimal waste, due to the nature of the use proposed use and the limited number of operatives on site. Any domestic type waste is to be taken to the common waste disposal bin to the east of the parking area.

Further details as to the specification of waste receptacles and collection means is requested via an attached planning conditions which requires the submission and agreement of a more detailed waste management strategy.

Trees and Landscaping and Boundary Treatment

All existing trees are proposed to be retained. The submitted drawings indicated that new areas of greenery are to be planted along the edge of the site and paved areas. There is limited space within the curtilage of the site for any further soft landscaping

A new fence is proposed to enclose two parking areas. The south area with four parking spaces is to include an electric sliding gate. The north fence will connect to the existing gate at the Octagon House car park entrance. The existing metal palisade fence is to be replaced with weld mesh fencing. Appropriate conditions requiring further detail for the proposed landscaping and boundary treatment has been included.

Ecology and BNG

The application site is not within a regionally or locally important biodiversity site, and no statutory or non-statutory designated sites will be adversely affected as part of the proposal.

Greater Manchester Ecology Unit were consulted as part of the application process and consider that given the existing site and proposed development, there is very limited risk of impact to protected species or habitats and therefore no further ecological information is required.

The BNG assessment as originally submitted, identified that a net gain for area habitats in excess of 10% can be delivered by scheme. However, a net loss for hedgerows was identified (-0.68units or -57.65%) and no indication of how this would be addressed.

In response, revised details have been submitted in relation to the trading rules, through the provision of a new hedgerow to the south of the site.

The revised landscaping scheme show a 11.10% net gain in area units and 10.5% net gain in linear hedgerow habitats. The trading rules have now be satisfied. The proposal therefore complied with relevant local and national policy and legislation.

A condition is included which requires the submission and approval of a 30 year Habitat Management and Monitoring Plan.

Crime and Security

The applicant has produced a Crime Impact Statement in consultation with Greater Manchester Police (Design for Security).

The report concludes that provided the measures contained within Sections 3.3 and 4 of the report are implemented, the development can be supported. Measures includes the security specification of external fittings, enclosure of the service yard, access controls to the building, lighting, CCTV and secure boundary treatment.

A condition has been included to ensure implantation of the specified measures and for a verification report to be submitted post completion to ensure the measures have been implemented.

Construction Management

To make sure construction is effectively controlled and to prevent any disruption to existing occupiers in the area, a condition is included which requires the submission and approval of a

construction management plan which details working practices, working hours, dust suppression, the parking of construction vehicles and the removal of waste.

Air Quality, Fumes and Odours

The applicant has produced an emissions to air statement. This outlines that the equipment selected for energy generation is all operated using natural gas.

The Energy Centre will be required to comply with the medium combustion plant directive (MCPD) which defines the emission limits for gas fired boiler and CHP generating plant.

Gas fired steam generating equipment shall be selected to operate within the limits of oxides of nitrogen (NO_x): no greater than 100mg/kwh

Gas fired combined heat and power generating equipment shall be selected to operate within the limits of oxides of nitrogen (NO_x): no greater than 250mg/kwh.

Under the Medium Combustion Plant Directive (MCPD) a separate Environmental permit is required to operate and will be issued by the Environmental Agency. They will routinely inspect the site and its operation to ensure the operator is complying with the regulations and permit. Emissions from the CHP and boiler plant are monitored annually. In addition, a comprehensive sampling and measurement campaign will have to be undertaken bi-annually by an independent third party.

In terms of any odours, it not anticipated that the proposed technology included as part of this project to introduce an odour nuisance. Flue gasses are to be adequately dispersed and no other processes are to generate an odour.

In addition, an Air Quality Assessment has been submitted as part of the application to determine baseline conditions, consider site suitability for the proposed end use and assess potential impacts as a result of the scheme.

The submitted report provides and assessment of the future air quality impacts associated with a new energy centre and the impact to human health at nearby receptor locations.

The assessment demonstrates there will be no significant impact arising from the development on surrounding sensitive receptors or to human health. The use of good practice control measures will provide suitable mitigation for the construction phase. Air quality factors are not therefore considered a constraint to planning consent for the development. A condition has been included to ensure the mitigation measures detailed within the assessment, during and post construction are adhered to.

Environmental Standards

The applicant has submitted an Environmental Standards statement which provides an outline of measures and baseline position to comply with Policy EN 6 of the Core Strategy for the development itself. It is underlined however that the very purpose of the development is to deliver wider, net reductions in energy demand.

A condition has been included which will require the submission and agreement of further details of energy efficiency measure to be incorporated within the development, as well as a verification report once the development has been completed, to ensure the measures outlined are incorporated.

Impact on Climate Change

The proposed development will result in a reduction in vehicle movements to and from the site, due to net loss of on-site parking.

The proposed development by its very nature also harnesses the objective of climate change agenda.

The proposed development of a Community Energy Infrastructure Project represents a sustainable alternative to mass energy generation like traditional fossil fuel and nuclear stations.

Therefore, it follows that the proposed development will have a direct, positive impact on its surroundings by lowering the carbon footprint of the local community.

Further, the submitted Air Quality Assessment summarises that whilst there would be some limited impact upon air quality during the construction phase, the impact during the operational phase of the development post implementation, is not considered significantly harmful. Through effective mitigation and construction management during the construction phase, the impact upon air quality will be further controlled.

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 policies 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

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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

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

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

2) Notwithstanding details submitted, no above ground development that is hereby approved shall commence unless and until samples and specifications of all other materials to be used on all external elevations of the development, have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed materials.

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, pursuant to policies SP1, EN3 and DM1 of the Core Strategy.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Location plan numbered OEC/PL/100 and drawings numbered OEC/PL/001/02, OEC/PL/002/02, OEC/PL/003/02, OEC/PL/004/02, OEC/PL/005/02, OEC/PL/006/02, OEC/PL/007/02, OEC/PL/008, OEC/PL/009/02, OEC/PL/10/02, OEC/PL/010, OEC/PL/11/02 and OEC/PL/12/02 received by the City Council as Local Planning Authority on 22 October 2024.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

4) Notwithstanding details submitted, prior to the commencement of development (excluding site clearance and demolition), a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local planning authority, which for the avoidance of doubt should include:

- Measures to control noise and vibrations;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

5) Prior to first occupation of the development hereby approved, the security measures detailed within the Crime Impact Statement received by the City Council as Local Planning Authority on 22 October 2024 shall be implemented in full. Upon completion of the development a certificate/verification report shall be submitted and agreed in writing by the City Council as Local Planning Authority to confirm that the agreed measures have been implemented. The development shall only be implemented in accordance with the agreed measures.

Reason - To reduce the risk of crime, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and to reflect the guidance contained within the National Planning Policy Framework.

6) Notwithstanding details submitted, no boundary treatment shall be erected until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is first occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

7) a) Before commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first use/occupation of the development.

d) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development

commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

8) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy. Following completion of site works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority. No occupation of the development shall take place until the completion/verification report is submitted to and approved by the City Council as Local Planning Authority.

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

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

9) Notwithstanding details submitted, no development shall commence until a surface water drainage scheme for the site based on sustainable drainage principles be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365.

- Agreement in principle from United Utilities to the connection point location. An email of acceptance will suffice.

- Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.

- A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

- Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.

- Construction details of flow control and SuDS components.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and policies EN8 and EN14 of the Manchester Core Strategy.

10) The development hereby approved shall not be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the City Council as Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason- To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to policy EN17 of the Manchester Core Strategy

11) a) The premises shall be acoustically insulated and treated to limit the break-out of noise, in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall be implemented in full before the use commences.

b) Prior to occupation of the development a verification report shall be required to validate the work undertaken throughout the development conforms to the recommendations and requirements in the agreed acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenity of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

12) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

b) Prior to the first operation of the scheme, a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the agreed acoustic report. The report shall also undertake post completion testing to confirm that the criteria has been met. Any instances of non-conformity with the recommendations in the

verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

13) Notwithstanding details submitted, before the development hereby approved is first occupied, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning authority. Details should include:

- Estimated volumes and types of waste produced by the development;
- Details of internal and external stores for both waste and recycling, including any plans and designs;
- Location of the proposed collection point and details of the route the collection vehicle will take;
- Details of how waste will be transferred between stores and to the collection location; and
- Details of number and capacity of bins proposed and collection frequency.

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policy DM1 of the Manchester Core Strategy.

14) The development hereby approved shall only be carried out in accordance with details and mitigation measures contained within the submitted Air Quality Assessment produced by Ricardo Energy and Environment (Issue No.1) received by the City Council, as Local Planning Authority on 22 October 2024.

Reason - To minimise the impact upon air quality and to minimise the environmental impact of the development, pursuant to policy EN16 of the Core Strategy, National Planning Guidance and National Planning Policy Framework (NPPF).

15) Prior to the installation of any external lighting, full details of the lighting scheme shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

Reason - To safeguard amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

16) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as Local Planning Authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

17) Notwithstanding the draft Habitat Management and Monitoring Plan submitted, prior to the commencement of development, a 30 year Habitat Management and Monitoring Plan for the off-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

18) Notwithstanding details submitted, no above ground development shall commence until a more detailed Environmental Standards Statement is submitted to and agreed by the City Council as Local Planning Authority. A post construction review certificate/statement shall be submitted for approval prior to first occupation of the development hereby approved to confirm the agreed measures have been implemented.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

19) No above ground development shall commence until a hard and soft landscaping treatment scheme, including the replacement tree planting, has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. 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 Manchester Core Strategy.

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

(a) No retained tree shown on the approved drawings 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 Manchester Core Strategy.

21) No works or vegetation clearance shall take place during the optimum period for bird nesting (1st March - 31st August inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy.

22) The car parking spaces indicated on the site layout plan numbered OEC/PL/001/02, received by the City Council as Local Planning Authority on 22 October 2024, shall be surfaced, demarcated and made available for use prior to the facility hereby approved being operational. The car parking spaces shall then be available at all times whilst the facility is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the units are occupied in order to comply with policies SP1, T2 and DM1 of the Manchester Core Strategy.

Informatives

1) Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Greater Manchester Ecology Unit
Greater Manchester Police
Highway Services
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Police
Environment Agency
Greater Manchester Ecology Unit
MCC Flood Risk Management

Flat 157 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 153 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 140 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 131 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 127 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 124 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 174 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Flat 137 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 181 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Flat 161 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 173 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Flat 105 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 111 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 149 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 178 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Flat 119, 55 Hathersage Road, Manchester, M13 0BP
Flat 107, 55 Hathersage Road, Manchester, M13 0BP
Flat 97, 55 Hathersage Road, Manchester, M13 0BP
Flat 89, 55 Hathersage Road, Manchester, M13 0BP
Flat 82, 55 Hathersage Road, Manchester, M13 0BP
Flat 79, 55 Hathersage Road, Manchester, M13 0BP
Flat 67, 55 Hathersage Road, Manchester, M13 0BN
Flat 66, 55 Hathersage Road, Manchester, M13 0BN
Flat 65, 55 Hathersage Road, Manchester, M13 0BN
Flat 48, 55 Hathersage Road, Manchester, M13 0BN
Flat 19, 55 Hathersage Road, Manchester, M13 0BN
Flat 18, 55 Hathersage Road, Manchester, M13 0BN
Flat 8, 55 Hathersage Road, Manchester, M13 0BN
Flat 4, 55 Hathersage Road, Manchester, M13 0BN
Flat 185 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Flat 109 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 102 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 106 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 4, 63 - 65 Hathersage Road, Manchester, M13 0EW
Flat 4, 57 Hathersage Road, Manchester, M13 0EW
Flat 4, 55 Hathersage Road, Manchester, M13 0EW
Flat 252 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FG
Flat 265 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FG
Flat 261 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FG
Flat 255 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FG
Flat 248 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FG
Flat 224 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG

Flat 221 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 215 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 197 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 159 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 156 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 149 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 146 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 139 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 141 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 135 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 129 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 128 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 121 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FR
Flat 99 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 153 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 187 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Flat 182 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Flat 176 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Flat 113 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 133 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 142 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 136, 55 Hathersage Road, Manchester, M13 0BP
Flat 135, 55 Hathersage Road, Manchester, M13 0BP
Flat 134, 55 Hathersage Road, Manchester, M13 0BP
Flat 126, 55 Hathersage Road, Manchester, M13 0BP
Flat 125, 55 Hathersage Road, Manchester, M13 0BP
Flat 121, 55 Hathersage Road, Manchester, M13 0BP
Flat 117, 55 Hathersage Road, Manchester, M13 0BP
Flat 114, 55 Hathersage Road, Manchester, M13 0BP
Flat 109, 55 Hathersage Road, Manchester, M13 0BP
Flat 98, 55 Hathersage Road, Manchester, M13 0BP
Flat 95, 55 Hathersage Road, Manchester, M13 0BP
Flat 88, 55 Hathersage Road, Manchester, M13 0BP
Flat 85, 55 Hathersage Road, Manchester, M13 0BP
Flat 80, 55 Hathersage Road, Manchester, M13 0BP
Flat 74, 55 Hathersage Road, Manchester, M13 0BP
Flat 68, 55 Hathersage Road, Manchester, M13 0BN
Flat 64, 55 Hathersage Road, Manchester, M13 0BN
Flat 56, 55 Hathersage Road, Manchester, M13 0BN
Flat 55, 55 Hathersage Road, Manchester, M13 0BN
Flat 16, 55 Hathersage Road, Manchester, M13 0BN
Flat 144 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 93 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 104 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 179 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Flat 193 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Fouth Floor, Octagon Building, Hathersage Road, Manchester, M13 0EH
Flat 1, 63 - 65 Hathersage Road, Manchester, M13 0EW
Flat 5, 63 - 65 Hathersage Road, Manchester, M13 0EW
60 Hathersage Road, Manchester, M13 0FN
Flat 264 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FG
Flat 262 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FG
Flat 250 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FG
Flat 243 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG

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Flat 214 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 188 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 180 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 148 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 143 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 142 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 137 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 133 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 126 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 125 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 148 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 188 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Flat 101 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 163 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 166 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 112 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 145 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 192 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Flat 110 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 164 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
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Flat 53, 55 Hathersage Road, Manchester, M13 0BN
Flat 52, 55 Hathersage Road, Manchester, M13 0BN
Flat 35, 55 Hathersage Road, Manchester, M13 0BN
Flat 28, 55 Hathersage Road, Manchester, M13 0BN
Flat 7, 55 Hathersage Road, Manchester, M13 0BN
Flat 100 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 132 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 140 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Ground Floor, Octagon Building, Hathersage Road, Manchester, M13 0EH
Flat 6, 65 Hathersage Road, Manchester, M13 0EW
Flat 1, 61 Hathersage Road, Manchester, M13 0EW
Flat 2, 59 Hathersage Road, Manchester, M13 0EW
Flat 5, 57 Hathersage Road, Manchester, M13 0EW
90 Carmoor Road, Manchester, M13 0FB
Flat 271 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FG
Flat 251 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FG
Flat 268 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FG
Flat 228 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 247 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FG
Flat 239 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 226 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 222 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
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Flat 191 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 186 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 184 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 182 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 169 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 168 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 165 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 161 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 151 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 130 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 107 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 98 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 114 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 147 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 158 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 184 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
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Flat 17, 55 Hathersage Road, Manchester, M13 0BN
Flat 14, 55 Hathersage Road, Manchester, M13 0BN
Flat 13, 55 Hathersage Road, Manchester, M13 0BN
Flat 12, 55 Hathersage Road, Manchester, M13 0BN
Flat 1, 55 Hathersage Road, Manchester, M13 0BN
Flat 242 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 156 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 131 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 9, 65 Hathersage Road, Manchester, M13 0EW
Flat 2, 63 - 65 Hathersage Road, Manchester, M13 0EW
Flat 270 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FG
Flat 240 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 235 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 233 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 232 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 223 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 220 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 218 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG

Flat 216 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 213 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 205 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 192 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 185 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 147 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 138 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 143 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 126 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 96 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 95 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 123 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 154 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 103 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 116 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 151 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 160 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 152 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 165 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 118, 55 Hathersage Road, Manchester, M13 0BP
Flat 111, 55 Hathersage Road, Manchester, M13 0BP
Flat 102, 55 Hathersage Road, Manchester, M13 0BP
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Flat 99, 55 Hathersage Road, Manchester, M13 0BP
Flat 90, 55 Hathersage Road, Manchester, M13 0BP
Flat 86, 55 Hathersage Road, Manchester, M13 0BP
Flat 75, 55 Hathersage Road, Manchester, M13 0BP
Flat 44, 55 Hathersage Road, Manchester, M13 0BN
Flat 42, 55 Hathersage Road, Manchester, M13 0BN
Flat 40, 55 Hathersage Road, Manchester, M13 0BN
Flat 36, 55 Hathersage Road, Manchester, M13 0BN
Flat 34, 55 Hathersage Road, Manchester, M13 0BN
Flat 30, 55 Hathersage Road, Manchester, M13 0BN
Flat 24, 55 Hathersage Road, Manchester, M13 0BN
Flat 2, 55 Hathersage Road, Manchester, M13 0BN
Flat 121 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 157 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 189 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
First Floor, Octagon Building, Hathersage Road, Manchester, M13 0EH
Flat 269 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FG
Flat 6, 61 Hathersage Road, Manchester, M13 0EW
Flat 4, 61 Hathersage Road, Manchester, M13 0EW
Flat 3, 55 Hathersage Road, Manchester, M13 0EW
Flat 249 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FG
Flat 244 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 237 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 236 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 219 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 212 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 206 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 194 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 193 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 189 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 181 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT

Flat 178 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 176 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 173 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 167 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 154 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 152 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 136 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 134 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 123 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
92 Carmoor Road, Manchester, M13 0FB
Flat 94 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 120 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 145 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 134 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 135 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 186 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Flat 124 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 141 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 169 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Flat 175 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Flat 122, 55 Hathersage Road, Manchester, M13 0BP
Flat 105, 55 Hathersage Road, Manchester, M13 0BP
Flat 87, 55 Hathersage Road, Manchester, M13 0BP
Flat 83, 55 Hathersage Road, Manchester, M13 0BP
Flat 77, 55 Hathersage Road, Manchester, M13 0BP
Flat 60, 55 Hathersage Road, Manchester, M13 0BN
Flat 54, 55 Hathersage Road, Manchester, M13 0BN
Flat 43, 55 Hathersage Road, Manchester, M13 0BN
Flat 41, 55 Hathersage Road, Manchester, M13 0BN
Flat 32, 55 Hathersage Road, Manchester, M13 0BN
Flat 29, 55 Hathersage Road, Manchester, M13 0BN
Flat 22, 55 Hathersage Road, Manchester, M13 0BN
Flat 5, 55 Hathersage Road, Manchester, M13 0BN
Flat 3, 55 Hathersage Road, Manchester, M13 0BN
Flat 167 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 190 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Flat 127 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 128 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 177 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Third Floor, Octagon Building, Hathersage Road, Manchester, M13 0EH
Second Floor, Octagon Building, Hathersage Road, Manchester, M13 0EH
Flat 3, 63 - 65 Hathersage Road, Manchester, M13 0EW
Flat 2, 61 Hathersage Road, Manchester, M13 0EW
Flat 1, 55 Hathersage Road, Manchester, M13 0EW
Coniston Hall, 67 - 77 Hathersage Road, Manchester, M13 0EW
Flat Above, 60 Hathersage Road, Manchester, M13 0FN
90A Carmoor Road, Manchester, M13 0FB
West Indian Centre, Carmoor Road, Manchester, M13 0FB
88 Carmoor Road, Manchester, M13 0DY
Top Flat, 62 Hathersage Road, Manchester, M13 0FN
51 Hathersage Road, Manchester, M13 0EW
53A Hathersage Road, Manchester, M13 0EW
Community Centre Next To 88, Carmoor Road, Manchester, M13 0DY
Former United Utilities Building, Hathersage Road, Manchester, M13 0EH

Flat 8, 65 Hathersage Road, Manchester, M13 0EW
Flat 1, 59 Hathersage Road, Manchester, M13 0EW
Flat 3, 57 Hathersage Road, Manchester, M13 0EW
Flat 3, 59 Hathersage Road, Manchester, M13 0EW
Flat 5, 55 Hathersage Road, Manchester, M13 0EW
Flat 6, 59 Hathersage Road, Manchester, M13 0EW
Flat 2, 55 Hathersage Road, Manchester, M13 0EW
53 Hathersage Road, Manchester, M13 0EW
45 Hathersage Road, Manchester, M13 0EJ
63 Hathersage Road, Manchester, M13 0EW
47 Hathersage Road, Manchester, M13 0EJ
49 Hathersage Road, Manchester, M13 0EJ
43 Hathersage Road, Manchester, M13 0EJ
41 Hathersage Road, Manchester, M13 0EJ
Flat 254 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FG
Flat 266 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FG
Flat 259 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FG
Flat 246 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FG
Flat 225 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 211 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 209 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 201 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 198 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 196 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FG
Flat 190 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 183 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 171 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 179 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 175 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 172 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 170 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 160 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 155 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 144 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 150 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 122 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 108 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 191 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Flat 125 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 155 Victoria Point 5, 44 Hathersage Road, Manchester, M13 0FT
Flat 171 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Flat 183 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Flat 91 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 180 Victoria Point 6, 44 Hathersage Road, Manchester, M13 0FT
Flat 92 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 97 Victoria Point 4, 44 Hathersage Road, Manchester, M13 0FS
Flat 129, 55 Hathersage Road, Manchester, M13 0BP
Flat 128, 55 Hathersage Road, Manchester, M13 0BP
Flat 106, 55 Hathersage Road, Manchester, M13 0BP
Flat 94, 55 Hathersage Road, Manchester, M13 0BP
Flat 92, 55 Hathersage Road, Manchester, M13 0BP
Flat 76, 55 Hathersage Road, Manchester, M13 0BP
Flat 61, 55 Hathersage Road, Manchester, M13 0BN
Flat 51, 55 Hathersage Road, Manchester, M13 0BN

