

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139009/JO/2024

Date registered valid: 22 January 2024

Proposal: Variation of condition number 28 (electric vehicle charging points) from 132513/VO/2021 to allow for the installation of the approved 24no. electric vehicle charging points within 24 months of the first use of the development.

Address: Sports Pavilion, Hough End Playing Fields, Princess Road, Manchester, M20 1DR

Ward(s): Chorlton Park Ward

Applicant: Mr Neil Fairlamb Manchester City Council

Agent (if any): Mr Neil Adshead Ellis Williams Architects

Case officer: Robert Griffin
Tel: 0161 234 4527
Email: robert.griffin@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 09.04.2024

Application details

Type of application: Variation or Removal of Condition

Development type: Major Other

Date of site visit: 06.02.2024

Standard consultations:

Printed: 22 January 2024 Expired: 12 February 2024

Neighbour notifications

Printed: 22 January 2024 Expired: 12 February 2024

Site notice

Posted: 6 February 2024 Expired: 27 February 2024

Press advert

Published: 30 January 2024 Expired: 13 February 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The application site as noted above, comprises part of the Hough End Playing Fields which are located to the west of Princess Road, to the south of Mauldeth Road West to the north of the Didsbury Metrolink Line and to the east the Broughton Park Rugby Club and GMP Hough End Centre. The wider site extends to approximately 35 hectares in area and comprises grass playing fields (consisting of football, rugby and Gaelic sports pitches); a belt of trees along its eastern Princess Road and northern Mauldeth Road West boundary; Red Lion Brook crosses the northern section of the playing fields separating the existing Gaelic football pitches in the north from the main area of playing fields and sports pitches to the south and has areas of trees to both its northern and southern banks. Framley Road which forms part of National Cycleway 85, and which was rerouted from Princess Road as part of the development of the existing Leisure Centre building, provides a pedestrian and cycle link off Princess Road towards Mauldeth Road West to the north. There are allotments located to the south of the wider Playing Fields site across the Metrolink line and to the north-west separated by Houghend Crescent.

The site is related to the area of the Hough End Playing Fields comprising the former Changing Pavilion which lies to the south west of the Leisure Centre building, an existing substation located to the north east of the existing building and areas of grass playing fields to the south, west and north of the pavilion. The site is relatively flat, with very little level change across its extent.

Description of development

Planning permission was granted in March 2022 under planning permission reference 139009/JO/2024 for the erection of a two-storey extension to the Leisure Centre to form changing rooms, cafe facilities, flexible club/social/training rooms and an extension to the existing gym space following the demolition of the existing changing block building; together with the creation of two 3G artificial football turf pitches, associated floodlighting and fencing; a 67no. space car park and an additional 60 space overflow car park; and associated landscaping.

As part of the planning permission condition number 28 was imposed that required the provision of electric vehicle charging points prior to first occupation. Condition 28 states:

“Prior to the first use of the development hereby approved, the details of the type and location of the 24 no. electric vehicle charging points to be installed at the site shall be submitted and approved in writing by the City Council as local planning authority. The approved details shall be subsequently installed prior to the use commencing.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Core Strategy.”

Since the granting of planning permission the applicant indicates that the Council is developing a city wide EV Charging Strategy with a procurement partner in the process of being chosen to install EV charging points across a number of sites in the city, Hough End is named within the procurement documentation. It is expected that an operator will introduce the EVCPs across the city, to ensure a geographic spread of the initial points rather than creating clusters that would not be used efficiently. It is likely that the first phase will deliver in the region of 8No. points at Hough End and the other points as part of future phases, as demand increases. The intention is that the infrastructure for all 24No. EVCPs would be installed during phase 1 so that the chargers can be easily added for future phases. As a result the first phase of 8no. charging points would not be available prior to the first use of the development hence the applicant seeks a variation to the trigger within the condition.

Consultations & Notification Responses

As a variation to a major development the application was subject to site notice, advertisement in the Manchester Evening News and by way of letters sent to 758 addresses, as a result one response was received from a Manchester resident. A summary of the comments made is set out below:

- The applicant requests varying the wording of condition 28 to be determined within 24 months of the first use of the development. This simply allows the applicant and its partner (to be procured) up to two years for further slippage, deferring the purpose of achieving compliance with Core Strategy objective EN16. I would therefore suggest that the wording is altered to reduce the risk of further delay with the installation to: 28) Within 12 months of the first use of the development, the details of the type and location of the 24 no. electric vehicle charging points to be installed at the site shall be submitted and approved in writing by the City Council as local planning authority. The approved details shall be subsequently installed within 24 months of first use of the development

MCC Environmental Health – Raise no objection to the proposal.

Policy

Policies

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) and the saved policies of the Unitary Development Plan. 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.

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 T1 Sustainable Transport

Policy T2 Accessible Areas of Opportunity and Need

Policy EN1 Design Principles and Strategic Character Areas

Policy EN4 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 EN9 Green Infrastructure

Policy EN10 Safeguarding Open Space, Sport and Recreational Facilities

Policy EN11 Quantity of Open Space, Sport and Recreation

Policy EN12 Area Priorities for Open Space, Sport and Recreation

Policy EN14 Flood Risk

Policy EN15 Biodiversity and Geological Conservation

Policy EN 16 Air Quality

Policy EN 17 Water Quality

Policy EN 18 Contaminated Land and Ground Stability

Policy EN19 Waste

Policy DM 1 Development Management

Relevant Saved Unitary Development Plan Policies

Policy CB2 ' Hough End Clough protection'

Policy CB11 'Leisure and Recreation'

Policy DC22.1 'Footpaths'

Policy DC26 'Development and Noise'

Relevant National Policy

The National Planning Policy Framework (December 2023) 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 and where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be

granted. 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 policies are considered to be particularly relevant to the proposed development:

Section 6 – (Building a strong and competitive economy) -
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)
Section 14 (Meeting the challenge of climate change, flooding and coastal change)
Section 15 (Conserving and enhancing the natural environment)

Places for Everyone GM Spatial Plan (2024)

Adopted on 21st March 2024 the PfE now forms part of the development plan for the City.

Relevant policies in this instance are:

Policy JP-S1: Sustainable Development

Policy JP-S2: Carbon and Energy

Policy JP-S5: Clean Air

Issues

Principle - The principle of the provision of facilities for, and to support sport and outdoor recreation on an existing site for sports and recreation has previously been considered acceptable in the Council's approval of the primary planning permission to which this variation of condition relates. In this instance further consideration is required of the potential impacts arising from the change to the trigger point to the delivery of electric vehicle charging points at the site.

Air Quality - In relation to the operational phase of the development the AQA submitted with the primary planning application assessed the potential impacts on local air quality from the development-generated traffic emissions associated with the proposed development. The results of this assessment indicate that the proposed development would have a negligible impact on local pollutant concentrations at new and existing receptors. Based on the results of the assessment, the proposed development complies with local and national policy and no air quality mitigation is required.

However, whilst the conclusions of the assessment indicated no mitigation was necessary the proposals included for the provision of 24 electric vehicle charging points at the site together with other measures to utilise renewable energies in the heating and energy systems in the development. As such whilst the potential delivery of electric vehicle charging points after the first occupation of the development is disappointing it is not considered that it would give rise to harmful impacts in respect of air quality.

Variation of condition 28 – It is considered necessary to have a trigger point for the submission and approval of details of the electric vehicle points at the site together with a mechanism for the installation of all 24 no. EVCs. Following consideration of the applicant's information and timescales for the current procurement process it is considered that 6 months from the date of any approval granted for the submission of the scheme for the details to be installed is reasonable. In addition given the procurement process and the wider delivery across the city this scheme should also include a mechanism to allow phased delivery of the EVCs based upon

monitoring of the usage of the EVCs to enable the timely delivery of the facilities. As such it is recommended that condition 28 be varied to form a new condition stating the following:

Within 6 months of this decision, a scheme, to include the details of the type and location of the 24 no. electric vehicle charging points and supporting infrastructure to be installed at the site, shall be submitted and approved in writing by the City Council as local planning authority. The submitted scheme shall also set out a phasing mechanism for the installation of the electric vehicle charging points at the site including a monitoring strategy to determine the demand for electric vehicle charging points to inform the delivery of all phases of the scheme. The development shall be subsequently carried out in accordance with the agreed details.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Core Strategy

On this basis it is considered that the variation of condition is acceptable with the variation to the wording set out above.

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

The application has been considered in a positive and proactive manner as required by The Town and Country Planning (Development Management Procedure) (England) Order 2015 and any problems and/or issues arising in relation to dealing with the application have been communicated to the applicant.

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

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

HEV- EWA- 01- ZZ- DR- A- 40600 Rev P0 GA Sections
HEV- EWA- 02- XX- DR- L- 49020 Rev P1 Site Demolitions as proposed
HEV- EWA- 02- XX- DR- L- 49041 Rev P1 BLOCK PLAN, PROPOSED SITE LAYOUT
HEV- EWA- 02- XX- DR- L- 79007 Rev P7 SITE HARD PAVING PLAN
HEV- EWA- 03- XX- DR- L- 49042 Rev P9 PITCHES SITE LAYOUT AS PROPOSED
HEV- EWA- 02- XX- DR- L- 49021 TREE RETENTION & REMOVAL (Sheet 1) Rev P1
HEV-EWA-01-00-DR-A-40400 Rev P1 Level 00 - Ground Floor
HEV-EWA-01-R1-DR-A-40402 Rev P0 LEVEL R1 ROOF PLAN
HEV-CUR-XX-XX-RP-C-92001 Revision: V02 Flood Risk Assessment and Drainage Strategy
Waste Management Strategy prepared by Ellis Williams Architects and accompanying Refuse
Storage and Collection plan reference HEV-EWA-02-XX-DR-A-45100 Rev P2
076910-CUR-00-XX-RP-TP-003 Revision: V04 Interim Travel Plan
HEV-EWA-02-XX-DR-L-49022 Rev P1 CONSTRUCTION PHASE SITE PLAN
Crime Impact Statement version B ref 2013/0769/CIS/02
Landscape Management Plan & Maintenance Regime

All as received by the City Council as local planning authority on the 16th December 2021

HEV-CUR-00-XX-RP-TP-002-V05 Transport Assessment
HEV-EWA-ZZ-XX-RP-A-90412-RevP4 Planning Statement
HEV-EWA-ZZ-XX-RP-A-99000-RevP2 Design and Access Statement
HEV-ISG H&S-GP-FO-0051-RevC Construction Phase Plan
HEV-ISL-20343-RevB BS5837 Trees and Construction Arboricultural Report
HEV-ISL-20343-RevE3 PEA Preliminary Ecological Appraisal Report
HEV-LKK-CL-602-LKC 20 14880-02-R1 Phase 2 Geo-Environmental Report
HEV-MCC-ZB-XX-RP-C-00002-P1 Statement of Consultation
HEV-SRL-RP-YQ-02-S2-P1 Air Quality Detailed Assessment_Management Strategy
HEV-WBS-BSD13812 29.0-Rev1 Renewable and Sustainability Planning Report
HEV-WBS-BSD13812 29.0-Rev1 Ventilation System Planning Report
HEV-WBS-WIE17320-100-R-2.4.2 Noise Impact Assessment
HEV-CUR-00-XX-DR-TP-75002-P07 Proposed Highway Improvements
HEV-EWA-02-XX-DR-L-79001-RevP12 Site Masterplan
HEV-EWA-03-XX-DR-L-49043-RevP4 Turf+Non-Turf Pitches Surfaces & Fences
HEV-WBS-01-XX-DR-E-63100-RevP5 External Lighting Layout Horizontal Illuminance
HEV-WBS-01-XX-DR-E-63101-RevP5 External Lighting Layout Vertical Illuminance
HEV-WBS-01-XX-DR-E-63204-RevP4 External Lighting Layout
As received by the City Council on the 18th February 2022

HEV- EWA- 03- XX- DR- L- 49043- Rev P5 - Non-turf PITCHES SURFACING & FENCING
As received by the City Council as local planning authority on the 9th March 2022

DR- A- 40401 REV P2 LEVEL 01 - FIRST FLOOR
DR- A- 40500 REV P1 GA ELEVATIONS
DR- L- 79005 REV P7 SITE FENCING & FURNITURE PLAN
DR- L- 79302 REV P2 PLANS & ELEVATIONS
As received by the City Council on the 15th June 2022

HEV-EWA-02-XX-DR-L-79008 Rev C3 Softworks plan

As received by the City Council on the 15th January 2024

Documents and drawings associated with condition discharge references: CDN/22/0399; CDN/22/0787, CDN/23/0015

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

2) The development shall be carried out in accordance with the reasonable avoidance measures method statement for badger, hedgehog and other wildlife approved under condition discharge reference CDN/22/0399.

Reason - To ensure the protection of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

3) No works to trees or shrubs (including clearance work) shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided to the City Council as local planning authority that no active bird nests are present.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

4) Biodiversity mitigation and enhancement of the site shall be undertaken as part of the development in accordance with the details agreed under condition discharge reference CDN/22/0399.

Reason - To create and enhance the biodiversity of the area pursuant to policy EN15 of the Core Strategy and section 174 of the National Planning Policy Framework 2021.

5) The development shall be undertaken in accordance with the surface water drainage scheme approved under condition discharge reference CDN/22/0399.

Within three months of this decision the details of the existing drainage and outfall to Red Lion Brook, which the car park is proposed to connect to , to confirm it is fit to serve the proposal shall be submitted to and approved in writing. If any repairs are required, this shall be undertaken and recorded. Details shall be submitted in writing and approved by the local planning authority'.

The development shall be subsequently carried out in accordance with the agreed details.

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 adopted Core Strategy policies EN8 , EN14, EN17 and EN18.

6) Prior to the first use of each individual element of the development hereby permitted, details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the 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 ; this must include flow control(s), attenuation and pollution control components.

- As built 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. Schedule of tasks and frequencies for all drainage components should be derived from manufacturers' recommendations and/or best practice CIRIA C753.

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.

7) The remediation of the site to deal with the risks associated with contamination of the site shall be undertaken in accordance with the details approved under condition discharge reference CDN/22/0399.

Reasons -To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution and to protect the underlying Principle and Secondary A Aquifers and surface watercourses in line with paragraph 174 of the National Planning Policy Framework and Core Strategy policies EN17 and EN18.

8) Prior to any part of the approved development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason - To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework and Core Strategy policies EN17 and EN18.

9) If, during the undertaking of site works, contamination not previously identified is found to be present, then further site works shall be suspended until the extent of contamination has been determined and defined in agreement with local planning authority. Written agreement shall then be obtained from the local planning authority to enable onsite works to recommence within the area(s) not affected by the contamination identified.

Works shall not recommence with the defined area of contamination until details have been submitted and obtained written approval, from the local planning authority, of a remediation strategy detailing how the identified contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason - To protect the underlying Principle and Secondary A Aquifers and surface watercourses and to ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in accordance with paragraph 174 of the National Planning Policy Framework and Core Strategy policies EN17 and EN18.

10) Piling or any deep foundation solution using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved detail.

Reason - To ensure that any proposed Piling or an alternative deep foundation solution does not harm groundwater resources in line with paragraph 174 of the National Planning Policy Framework and policy EN 17 of the Core Strategy.

11) The artificial turf pitches as shown on the approved plans shall be constructed in accordance with the details approved under condition discharge reference CDN/23/0015.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Core Strategy policies EN10 and EN11 and paragraph 99 of the NPPF.

12) The details for the playing field improvements and maintenance shall be undertaken in accordance with the details approved under condition discharge reference CDN/22/0399.

Reason: To ensure that the playing field is established as a functional playing field to an appropriate standard and is fit for purpose, ensures continuity of use of the natural turf pitches, and to accord with Core Strategy policies EN10 and EN11 and paragraph 99 of the NPPF.

13) Prior to the first use of the development hereby approved a community use agreement for the development shall be submitted to and approved in writing by the City Council as local planning authority. The agreement shall include details of pricing policy, hours of use, management responsibilities and a mechanism for review. The development shall be subsequently operated in accordance with the agreed details.

Reason: To secure well managed safe community access to the sports facility and to accord with Core Strategy policies EN10 and EN11 and paragraph 99 of the NPPF.

14) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy DM1 of the Core Strategy.

15) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

b) Prior to commencement of the use hereby permitted confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policy DM1 of the Core Strategy.

16) The development hereby approved shall be carried out in accordance with the construction management plan approved under condition discharge reference CDN/22/0399.

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

17) Prior to the first use of the development hereby approved a verification report will be required to validate that the installed lighting scheme for the development conforms to the recommendations and requirements set out within the approved lighting scheme detailed in condition 2 of this decision notice. The report shall also provide the results of post completion

testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the approved scheme shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties and to ensure that the scheme avoids disturbing protected species that use the site for foraging and commuting pursuant to policies DM1 and EN15 of the Core Strategy.

18) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved Noise Impact Assessment. 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 report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

19) 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. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

b) Prior to occupation of the development 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 approved Noise Impact Assessment. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required 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 policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

20) No activity on the artificial turf pitch shall be permitted outside the hours of:

Monday to Friday 09:00 - 22:00hrs

Saturday 09:00 - 21:00hrs

Sunday 09:00 - 20:00hrs

Reason - In the interests of the amenity of nearby residential properties, pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26.

21) The details of the approved waste management 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 Core Strategy.

22) Prior to the first occupation of the development hereby approved, the cycle spaces shall be implemented and made available in accordance with the approved drawings and documents as received by the City Council, as Local Planning Authority, on the 18th February 2022.

Reason - To ensure there is sufficient cycles provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

23) The scheme for off site highway works as approved under condition discharge reference CDN/22/0787 shall be installed and completed as part of the development.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

24) Before the development hereby approved is first brought into use a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development
- ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

25) Prior to the first use of the development hereby approved, a detailed Car Parking Management Strategy shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall include measures to monitor the usage of accessible and car share parking bays; and, measures to manage and monitor the areas of overspill car parking and this shall include whether there is a future need for this car park. The management of the car parking at the site shall be fully implemented in accordance with the approved strategy.

If it is established that the overflow car park is no longer required, evidence shall be submitted and agreed in writing with the local planning authority to this effect including a scheme to decommission the car park and any details of any proposed changes to the surfaces and landscaped finish including timescales for implementation.

Reason - To ensure that a satisfactory car parking management strategy is implemented for the development that respects the highway network in accordance with Policy DM1 of the Core Strategy.

26) Prior to the first use of the development hereby approved, a detailed Event Management Plan for the site shall be submitted to and approved in writing by the local planning authority. The management of Events at the site shall be implemented in accordance with the approved details.

Reason - To ensure that there are satisfactory event management procedures in place for the development in order that the development respects the highway network in accordance with Policy DM1 of the Core Strategy.

27) Within 6 months of this decision, a scheme, to include the details of the type and location of the 24 no. electric vehicle charging points and supporting infrastructure to be installed at the site, shall be submitted and approved in writing by the City Council as local planning authority. The submitted scheme shall also set out a phasing mechanism for the installation of the electric vehicle charging points at the site including a monitoring strategy to determine the demand for electric vehicle charging points to inform the delivery of all phases of the scheme. The development shall be subsequently carried out in accordance with the agreed details.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Core Strategy.

28) All floodlighting associated with the artificial turf pitches shall be turned off when the pitches are not in use other than for maintenance purposes.

Reason - To reduce the impact of the floodlighting on the amenity of the occupiers of nearby residential accommodation and reduce any impact of the lighting on foraging Bats pursuant to policies DM1 and EN15 of the Core Strategy.

29) The development hereby approved shall be carried out in accordance with the recommendations set out within the approved Crime Impact Statement. Prior to the occupation of the development a verification report detailing the security measures installed within the development shall be submitted to and approved in writing by the City Council as local planning authority.

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

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

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

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

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be

maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

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

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.

32) The hard and soft landscaping scheme including tree planting scheme approved by the City Council as local planning authority shown on drawing ref HEV-EWA-02-XX-DR-L-79008 REV P6, shall be implemented not later than 12 months from the first use of the development hereby approved. 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. Notwithstanding the details hereby approved the age, size and species of all proposed trees to be planted shall be first agreed in writing with the local planning authority, development shall only be carried out in accordance with the agreed details.

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.

33) The development shall be undertaken in accordance with the materials approved under condition discharge reference CDN/22/0787.

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 and DM1 of the Core Strategy.

34) The hard landscaping treatments including surface treatments to all areas of car parking shall be undertaken in accordance with the approved details agreed under condition discharge reference CDN/22/0787.

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.

35) Prior to the removal and replacement of the 3G pitch and any associated materials, details of the strategy to be used for its removal and disposal shall be submitted to and approved in writing by the City Council as local planning authority. The removal of the pitches shall be undertaken in accordance with the agreed strategy.

Reason - To ensure that the disposal of materials that reach the end of their lifecycle is undertaken in accordance with best practice and in a manner to reduce materials requiring to be disposed of in landfill, pursuant to policy EN19 of the Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

352 Mauldeth Road West, Manchester, M21 7RB
414 Mauldeth Road West, Manchester, M21 7RA
406 Mauldeth Road West, Manchester, M21 7RA
16 Batchelor Close, Manchester, M21 7RH
15 Batchelor Close, Manchester, M21 7RH
7 Limehurst Avenue, Manchester, M20 1GY
8 Brookhead Avenue, Manchester, M20 1PP
6 Brookhead Avenue, Manchester, M20 1PP
Apartment 20, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 4, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 2, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 12, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 7, Windsor House, Mauldeth Road West, Manchester, M21 7TH
7 Endon Drive, Manchester, M21 7TE
428 Mauldeth Road West, Manchester, M21 7RA
410 Mauldeth Road West, Manchester, M21 7RA
7 Brookhead Avenue, Manchester, M20 1PP
607 Princess Road, Manchester, M20 1HD
627 Princess Road, Manchester, M20 1HH
Basement, 469 Princess Road, Manchester, M20 1BH
Apartment 8, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 33, Tudor House, Mauldeth Road West, Manchester, M21 7TH
266 Mauldeth Road West, Manchester, M21 7TH
147 Alexandra Road South, Manchester, M21 7TF
2 Endon Drive, Manchester, M21 7TE
30 Ploughbank Drive, Manchester, M21 7UB
3 Blanefield Close, Manchester, M21 7UE
308 Mauldeth Road West, Manchester, M21 7RF
424 Mauldeth Road West, Manchester, M21 7RA
418 Mauldeth Road West, Manchester, M21 7RA
408 Mauldeth Road West, Manchester, M21 7RA
362 Mauldeth Road West, Manchester, M21 7RB
21 Batchelor Close, Manchester, M21 7RH
467 Princess Road, Manchester, M20 1BH
10 Limehurst Avenue, Manchester, M20 1GY
48 Westgate, Hale, WA15 9AZ
7 Heyes Lane, Timperley, Altrincham, WA15 6EF
60 Park Avenue, Sale, M33 6HE
30 Whitchurch Road, Manchester, M20 1FX
1 St Brannocks Road, Manchester, M21 0UP
49 Toddbrook Close, Manchester, M20 1NB
59 Clarendon Road West, Manchester, M21 0RN
11 Bryndale Grove, Manchester, M33 4EQ
8 Borrowdale Crescent, Manchester, M20 2XU
69 Claridge Road, Manchester, M21 9WQ
57F Manley Road, Manchester, M16 8WF
12 Winsford Road, Manchester, M14 7HP
12 St Christophers Close, Manchester, M20 1HP
58 Dennison Avenue, Manchester, M20 1GF

54 Egerton Road South, Manchester, M21 0ZH
16 Chaseley Fields Mansions, 21 Chaseley Road, Salford, M6 7DZ
130 Brailsford Road, Manchester, M14 6PY
18 Torbay Road, Manchester, M21 8XD
8 Northurst Drive, Manchester, M8 4LS
99 Minehead Avenue, Manchester, M20 1EP
29 Caistor Close, Manchester, M16 8NW
29 Osborne Street, Didsbury, Manchester, M20 2QZ
1 Bradshaw Avenue, Manchester, M20 3FF
11 Blanchard Street, Manchester, M15 5PX
Flat 12, Queens Brewery Court, 46 Moss Lane West, Manchester, M15 5FB
42 Ashford Road, Manchester, M20 3EH
Chorlton Bookshop, 506 - 508 Wilbraham Road, Manchester, M21 9AW
39 St Annes Road, Manchester, M21 8TQ
12 Fenside Road, Manchester, M22 4WZ
35 Houseman Crescent, Manchester, M20 2JD
37 Church Street, Manchester, M32 9AH
1 Newton Avenue, Old Moat, Manchester, M20 1JJ
73 St Werburgh's Road, Manchester, M21 0UN
309 Princess Road, Manchester, M14 7LR
6 Neston Avenue, Manchester, M20 3FJ
13 Orchard Grove, Manchester, M20 2LB
20 Brompton Road, Manchester, M14 7GA
3 Bryan Road, Manchester, M21 0RH
29 Carlton Road, Manchester, M16 8BZ
Apartment 64, Vantage Quay, 5 Brewer Street, Manchester, M1 2ER
308 Mauldeth Road West, Manchester, M21 7RF
39 Corkland Road, Manchester, M21 8XG
22 Dawlish Road, Manchester, M21 8XR
10 Hunts Close, Guildford, GU2 8LS
1 Fox Close, Timperley, Altrincham, WA15 6RR
Bowling Green Hotel, Brookburn Road, Manchester, M21 9ES
107 Lowndes Lane, Stockport, SK2 6DD
42 Chelsfield Grove, Manchester, M21 7SU
60 Brookburn Road, Manchester, M21 8FE
22 Ruskin Road, Manchester, M16 9GS
Flat 3, 25 Copson Street, Manchester, M20 3HE
63 Alexandra Road South, Manchester, M16 8GH
17 Eddisbury Avenue, Manchester, M20 1BG
Flat 13, 12 Whalley Road, Manchester, M16 8AB
74 Calderbrook Road, Rochdale, OL15 9JN
12 Moorgate Avenue, Manchester, M20 1HE
106 Dudley Road, Manchester, M16 8BR
61 Doncaster Avenue, Manchester, M20 1DH
159 Grove Lane, Altrincham, WA15 8LR
17 Spunhill Avenue, Great Sutton, Ellesmere Port, CH66 2HT
195 Whittingham Drive, Ramsbottom, Bury, BL0 9NY
277 Wilbraham Road, Manchester, M14 7EW
3 Greystone Avenue, Manchester, M21 7RP
26 Weller Avenue, Manchester, M21 7SG
36 Overdale Road, Manchester, M22 4PX
3 Ormskirk Avenue, Manchester, M20 1HF
16 Firbank Mews, Royton, Oldham, OL2 6TU
256 Stockport Road, Manchester, M13 0JY

15 Fielden Avenue, Manchester, M21 9QB
18 Thomas Telford Basin, Manchester, M1 2NH
19 Cavendish Avenue, Manchester, M20 1QD
36 Redland Crescent, Manchester, M21 8DL
63 Wildhill, Hatfield, AL9 6EA
Flat 9, 10 St Pauls Road, Manchester, M20 4PG
453 Parrs Wood Road, Manchester, M20 5NE
15 Dartmouth Road, Manchester, M21 8XL
Flat 406, 41 Old Birley Street, Manchester, M15 5RE
41 Hassall Avenue, Manchester, M20 1PN
53 Longport Avenue, Manchester, M20 1EN
4 Minehead Avenue, Manchester, M20 1FW
30 Laurel Avenue, Manchester, M14 7JW
32 Park Range, Manchester, M14 5HQ
15 Torbay Road, Manchester, M21 8XE
6 Greave Street, Todmorden, OL14 6AE
105 Corkland Road, Manchester, M21 8XW
15 The Walled Garden, 17 Alness Road, Manchester, M16 8SP
15 Woodlands Road, Fallowfield, Manchester, M16 8WR
91 Old Moat Lane, Manchester, M20 3EJ
55 Lambton Road, Manchester, M21 0ZJ
40 Clearwater Drive, Manchester, M20 2ED
1 Wardley Avenue, Manchester, M16 8WX
22 Sandbach Avenue, Manchester, M14 7EG
30 Mouldsworth Avenue, Manchester, M20 1AS
85 Arnfield Road, Manchester, M20 4AG
5 Barway Road, Manchester, M21 9JZ
Flat 3, 10 Moorfield Road, Manchester, M20 2UY
12 William Lunt Gardens, Manchester, M21 9PB
11 Bridgelea Mews, Bridgelea Road, Manchester, M20 3BJ
15 Longton Avenue, Manchester, M20 3JN
11 Milton Grove, Manchester, M16 0BP
7 Fielden Avenue, Manchester, M21 9QB
1 Albemarle Avenue, Manchester, M20 1HX
4 Turn Moss Road, Stretford, Manchester, M32 8QD
24 Davenport Avenue, Wilmslow, SK9 6EQ
3 Harrow Drive, Sale, M33 3TB
8 Sefton Road, Manchester, M21 8UU
8 Clovelly Road, Manchester, M21 8XU
59 Avondale Road, Edgeley, Stockport, SK3 9NY
21 Westminster Avenue, Manchester, M16 0AN
10 Lytham Avenue, Manchester, M21 8TF
22 Chatburn Road, Manchester, M21 0XW
Apartment 5, Chorlton Heights, 615C Wilbraham Road, Manchester, M21 9AN
79 Clyde Road, Manchester, M20 2WW
527 Princess Road, Manchester, M20 1BS
7 St Christophers Close, Manchester, M20 1HP
45 Chelsfield Grove, Manchester, M21 7SU
80 Egerton Road South, Manchester, M21 0ZH
72 Minehead Avenue, Manchester, M20 1FN
26 Boddens Hill Road, Stockport, SK4 2DG
5 Peggy Lane, Manchester, M22 4EU
54 Rudheath Avenue, Manchester, M20 1BW
20 Oak Road, Manchester, M20 3DA

2 Kilnwick Close, Manchester, M18 7RY
9 Wrigley Crescent, Failsworth, Manchester, M35 0FU
6 Heathbank Road, Cheadle Hulme, SK8 6HG
34 Daventry Road, Manchester, M21 0ZP
5 Scott Avenue, Manchester, M21 9QW
27 Brookburn Road, Manchester, M21 8FF
85 Arnfield Road, Manchester, M20 4AG
26 Wilcock Street, Manchester, M16 7DA
12 Tintern Avenue, Manchester, M20 2LE
Flat 7, Barfield House, 3 Spath Road, Manchester, M20 2BX
22 Cotterdale Close, Manchester, M16 8EG
17 Sibson Road, Manchester, M21 9RH
3 Stow Gardens, Manchester, M20 1HL
1 Verbena Drive, Wyndham, NR18 0FT
27 Elmswood Avenue, Manchester, M14 7JR
125 Kingsbrook Road, Manchester, M16 8NY
Flat 5, 4 Park Place, Manchester, M4 4EY
291 Brinnington Road, Stockport, SK5 8AD
15 Egerton Road South, Manchester, M21 0YP
17 Wrenbury Avenue, Manchester, M20 1DR
34 Alexandra Road, Manchester, M33 3FE
2 Charles Street, Langholm, DG13 0AA
120 Kingsbrook Road, Manchester, M16 8NT
2 Brookfield Avenue, Manchester, M21 8TX
53 Hassall Avenue, Manchester, M20 1PN
11 Whitehead Road, Manchester, M21 9HA
22 Scholars Drive, Manchester, M20 1AY
10 Chatfield Road, Manchester, M21 8UR
31A Chorlton Green, Manchester, M21 9FQ
Flat A, 13 Swallow Street, Longsight, Manchester, M12 4GH
120 Beresford Road, Manchester, M13 0TB
47 Caistor Close, Manchester, M16 8NW
17 Scholars Drive, Manchester, M20 1AY
62B Brantingham Road, Manchester, M16 8QH
20 Lausanne Road, Manchester, M20 3EU
3 Ammons Way, Oldham, OL3 5US
15 Hammett Road, Manchester, M21 9HY
163 Mauldeth Road West, Manchester, M20 1BJ
40 Hartington Road, Manchester, M21 8UY
1 Glossop Road, Little Hayfield, High Peak, SK22 2NG
26 Mauldeth Road West, Manchester, M20 3EG
62 Grange Road, Manchester, M21 9WX
14 Tunstead Avenue, Manchester, M20 1JY
Flat 1, 48 - 50 Alexandra Road South, Manchester, M16 8JA
22 Eddisbury Avenue, Manchester, M20 1BG
112 Whitchurch Road, Manchester, M20 1FZ
133 Whitchurch Road, Manchester, M20 1FY
5 Eddisbury Avenue, Manchester, M20 1BG
21 Dovedale Avenue, Manchester, M20 1DP
20 Dovedale Avenue, Manchester, M20 1DP
19 Dovedale Avenue, Manchester, M20 1DP
114 Whitchurch Road, Manchester, M20 1FZ
131 Whitchurch Road, Manchester, M20 1FY
177 Mauldeth Road West, Manchester, M20 1BJ

135 Whitchurch Road, Manchester, M20 1FY
8 Minehead Avenue, Manchester, M20 1FW
52 Golborne Avenue, Manchester, M20 1EJ
8 Saltney Avenue, Manchester, M20 1DG
6 Saltney Avenue, Manchester, M20 1DG
6 Stirling Avenue, Manchester, M20 1PH
10 Wintermans Road, Manchester, M21 7UF
Mauldeth Road Service Station, Mauldeth Road West, Manchester, M21 7RF
19 Ploughbank Drive, Manchester, M21 7UB
Greater Manchester Mounted Police Unit, Mauldeth Road West, Manchester, M21 7SX
14 Wintermans Road, Manchester, M21 7UF
641A Princess Road, Manchester, M20 1HH
143 Alexandra Road South, Manchester, M21 7TF
Basement, 635 Princess Road, Manchester, M20 6DF
2 Greystone Avenue, Manchester, M21 7RP
7 Mellowstone Drive, Manchester, M21 7RJ
639 Princess Road, Manchester, M20 1HH
254 Mauldeth Road West, Manchester, M21 7TH
270 Mauldeth Road West, Manchester, M21 7TH
Apartment 10, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 4, Windsor House, Mauldeth Road West, Manchester, M21 7TH
5 Mellowstone Drive, Manchester, M21 7RJ
374 Mauldeth Road West, Manchester, M21 7RB
469A Princess Road, Manchester, M20 1BH
465 Princess Road, Manchester, M20 1BH
457 Princess Road, Manchester, M20 1BH
7 Blanefield Close, Manchester, M21 7UE
Top Flat, 246 Mauldeth Road West, Manchester, M20 1BE
Apartment 12, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 14, Windsor House, Mauldeth Road West, Manchester, M21 7TH
461A Princess Road, Manchester, M20 1BH
461 Princess Road, Manchester, M20 1BH
3 Endon Drive, Manchester, M21 7TE
268 Mauldeth Road West, Manchester, M21 7TH
286 Mauldeth Road West, Manchester, M21 7TG
5 Endon Drive, Manchester, M21 7TE
280 Mauldeth Road West, Manchester, M21 7TG
166 Alexandra Road South, Manchester, M21 7TD
29 Eddisbury Avenue, Manchester, M20 1BG
511 Princess Road, Manchester, M20 1BS
1A Ormskirk Avenue, Manchester, M20 1HF
2A Minehead Avenue, Manchester, M20 1FW
Flat Above, 637 Princess Road, Manchester, M20 1HH
Flat 2, 467A Princess Road, Manchester, M20 1BH
Flat 1, 467A Princess Road, Manchester, M20 1BH
24 Ormskirk Avenue, Manchester, M20 1HF
1B Ormskirk Avenue, Manchester, M20 1HF
Air Training Corps Huts, Houghend Crescent, Manchester, M21 2RF
18 Heysham Avenue, Manchester, M20 1EL
15 Heysham Avenue, Manchester, M20 1EL
50 Golborne Avenue, Manchester, M20 1EJ
314 Mauldeth Road West, Manchester, M21 7RF
312 Mauldeth Road West, Manchester, M21 7RF
8 Blanefield Close, Manchester, M21 7UE

316 Mauldeth Road West, Manchester, M21 7RF
432 Mauldeth Road West, Manchester, M21 7RA
434 Mauldeth Road West, Manchester, M21 7RA
438 Mauldeth Road West, Manchester, M21 7RA
1C Ormskirk Avenue, Manchester, M20 1HF
527 Princess Road, Manchester, M20 1BS
493 Princess Road, Manchester, M20 1BU
2 Saltney Avenue, Manchester, M20 1DG
13 Ploughbank Drive, Manchester, M21 7UB
First Floor Flat, 250B Mauldeth Road West, Manchester, M20 1BE
187 Mauldeth Road West, Manchester, M20 1BJ
623 Princess Road, Manchester, M20 1HD
605 Princess Road, Manchester, M20 1HD
603 Princess Road, Manchester, M20 1HD
553 Princess Road, Manchester, M20 1HA
126 Whitchurch Road, Manchester, M20 1FZ
155 Whitchurch Road, Manchester, M20 1FY
6 Minehead Avenue, Manchester, M20 1FW
2 Minehead Avenue, Manchester, M20 1FW
3 Minehead Avenue, Manchester, M20 1FP
5 Golborne Avenue, Manchester, M20 1FJ
23 Golborne Avenue, Manchester, M20 1FJ
19 Golborne Avenue, Manchester, M20 1FJ
12 Heysham Avenue, Manchester, M20 1EL
28 Golborne Avenue, Manchester, M20 1EJ
26 Golborne Avenue, Manchester, M20 1EJ
52 Hassall Avenue, Manchester, M20 1DX
42 Hassall Avenue, Manchester, M20 1DX
35 Wrenbury Avenue, Manchester, M20 1DR
11 Wrenbury Avenue, Manchester, M20 1DR
499 Princess Road, Manchester, M20 1BU
6 Wintermans Road, Manchester, M21 7UF
637 Princess Road, Manchester, M20 1HH
635 Princess Road, Manchester, M20 1HH
3 Ormskirk Avenue, Manchester, M20 1HF
12 Ormskirk Avenue, Manchester, M20 1HF
11 Ploughbank Drive, Manchester, M21 7UB
Apartment 18, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 21, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 28, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 29, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 34, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 37, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 9, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 6, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 17, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 36, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 29, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 28, Windsor House, Mauldeth Road West, Manchester, M21 7TH
260 Mauldeth Road West, Manchester, M21 7TH
290 Mauldeth Road West, Manchester, M21 7RF
394 Mauldeth Road West, Manchester, M21 7RB
416 Mauldeth Road West, Manchester, M21 7RA
4 Brookhead Avenue, Manchester, M20 1PP

30 Hassall Avenue, Manchester, M20 1PF
581 Princess Road, Manchester, M20 1HD
139 Whitchurch Road, Manchester, M20 1FY
27 Minehead Avenue, Manchester, M20 1FP
41 Wrenbury Avenue, Manchester, M20 1DR
44 Golborne Avenue, Manchester, M20 1EJ
33 Wrenbury Avenue, Manchester, M20 1DR
633 Princess Road, Manchester, M20 1HH
471A Princess Road, Manchester, M20 1BH
3 Vixen Close, Manchester, M21 7UA
164 Alexandra Road South, Manchester, M21 7TD
368 Mauldeth Road West, Manchester, M21 7RB
360 Mauldeth Road West, Manchester, M21 7RB
420 Mauldeth Road West, Manchester, M21 7RA
402 Mauldeth Road West, Manchester, M21 7RA
7 Greystone Avenue, Manchester, M21 7RP
4 Greystone Avenue, Manchester, M21 7RP
4 Mellowstone Drive, Manchester, M21 7RJ
14 Batchelor Close, Manchester, M21 7RH
7 Stirling Avenue, Manchester, M20 1PH
9 Limehurst Avenue, Manchester, M20 1GY
179 Mauldeth Road West, Manchester, M20 1BJ
1 Moorgate Avenue, Manchester, M20 1HE
615 Princess Road, Manchester, M20 1HD
601 Princess Road, Manchester, M20 1HD
545 Princess Road, Manchester, M20 1HA
152 Whitchurch Road, Manchester, M20 1FZ
150 Whitchurch Road, Manchester, M20 1FZ
144 Whitchurch Road, Manchester, M20 1FZ
138 Whitchurch Road, Manchester, M20 1FZ
11 Minehead Avenue, Manchester, M20 1FP
118 Whitchurch Road, Manchester, M20 1FZ
167 Whitchurch Road, Manchester, M20 1FY
39 Minehead Avenue, Manchester, M20 1FP
21 Golborne Avenue, Manchester, M20 1FJ
11 Golborne Avenue, Manchester, M20 1FJ
46 Golborne Avenue, Manchester, M20 1EJ
24 Golborne Avenue, Manchester, M20 1EJ
14 Golborne Avenue, Manchester, M20 1EJ
9 Wrenbury Avenue, Manchester, M20 1DR
7 Wrenbury Avenue, Manchester, M20 1DR
45 Wrenbury Avenue, Manchester, M20 1DR
4 Saltney Avenue, Manchester, M20 1DG
497 Princess Road, Manchester, M20 1BU
491 Princess Road, Manchester, M20 1BU
479 Princess Road, Manchester, M20 1BU
517 Princess Road, Manchester, M20 1BS
9 Eddisbury Avenue, Manchester, M20 1BG
19 Eddisbury Avenue, Manchester, M20 1BG
4 Wintermans Road, Manchester, M21 7UF
4 Blanefield Close, Manchester, M21 7UE
631 Princess Road, Manchester, M20 1HH
30 Ormskirk Avenue, Manchester, M20 1HF
26 Ormskirk Avenue, Manchester, M20 1HF

20 Ormskirk Avenue, Manchester, M20 1HF
9 Ploughbank Drive, Manchester, M21 7UB
39 Wrenbury Avenue, Manchester, M20 1DR
388 Mauldeth Road West, Manchester, M21 7RB
513 Princess Road, Manchester, M20 1BS
Apartment 27, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 1, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 30, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 7, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 15, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 37, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 32, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 27, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 9, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 8, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 6, Windsor House, Mauldeth Road West, Manchester, M21 7TH
278 Mauldeth Road West, Manchester, M21 7TG
145 Alexandra Road South, Manchester, M21 7TF
422 Mauldeth Road West, Manchester, M21 7RA
404 Mauldeth Road West, Manchester, M21 7RA
9 Greystone Avenue, Manchester, M21 7RP
613 Princess Road, Manchester, M20 1HD
37 Minehead Avenue, Manchester, M20 1FP
32 Ploughbank Drive, Manchester, M21 7UB
7 Vixen Close, Manchester, M21 7UA
262 Mauldeth Road West, Manchester, M21 7TH
288 Mauldeth Road West, Manchester, M21 7TG
398 Mauldeth Road West, Manchester, M21 7RB
380 Mauldeth Road West, Manchester, M21 7RB
366 Mauldeth Road West, Manchester, M21 7RB
426 Mauldeth Road West, Manchester, M21 7RA
2 Mellowstone Drive, Manchester, M21 7RJ
8 Greystone Avenue, Manchester, M21 7RP
3 Mellowstone Drive, Manchester, M21 7RJ
463 Princess Road, Manchester, M20 1BH
9 Stirling Avenue, Manchester, M20 1PH
32 Hassall Avenue, Manchester, M20 1PF
236 Mauldeth Road West, Manchester, M20 1BE
577 Princess Road, Manchester, M20 1HD
567 Princess Road, Manchester, M20 1HA
551 Princess Road, Manchester, M20 1HA
547 Princess Road, Manchester, M20 1HA
157 Whitchurch Road, Manchester, M20 1FY
539 Princess Road, Manchester, M20 1HA
535 Princess Road, Manchester, M20 1HA
128 Whitchurch Road, Manchester, M20 1FZ
143 Whitchurch Road, Manchester, M20 1FY
9 Minehead Avenue, Manchester, M20 1FP
19 Minehead Avenue, Manchester, M20 1FP
25 Golborne Avenue, Manchester, M20 1FJ
17 Golborne Avenue, Manchester, M20 1FJ
15 Golborne Avenue, Manchester, M20 1FJ
2 Golborne Avenue, Manchester, M20 1EJ
16 Golborne Avenue, Manchester, M20 1EJ

46 Hassall Avenue, Manchester, M20 1DX
13 Wrenbury Avenue, Manchester, M20 1DR
1 Saltney Avenue, Manchester, M20 1DG
487 Princess Road, Manchester, M20 1BU
529 Princess Road, Manchester, M20 1BS
13 Eddisbury Avenue, Manchester, M20 1BG
5 Blanefield Close, Manchester, M21 7UE
5 Ormskirk Avenue, Manchester, M20 1HF
2 Ormskirk Avenue, Manchester, M20 1HF
Apartment 15, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 22, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 36, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 11, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 2, Windsor House, Mauldeth Road West, Manchester, M21 7TH
284 Mauldeth Road West, Manchester, M21 7TG
364 Mauldeth Road West, Manchester, M21 7RB
354 Mauldeth Road West, Manchester, M21 7RB
348 Mauldeth Road West, Manchester, M21 7RB
5 Stirling Avenue, Manchester, M20 1PH
36 Hassall Avenue, Manchester, M20 1PF
587 Princess Road, Manchester, M20 1HD
557 Princess Road, Manchester, M20 1HA
145 Whitchurch Road, Manchester, M20 1FY
4 Minehead Avenue, Manchester, M20 1FW
7 Minehead Avenue, Manchester, M20 1FP
32 Golborne Avenue, Manchester, M20 1EJ
515 Princess Road, Manchester, M20 1BS
22 Ormskirk Avenue, Manchester, M20 1HF
264 Mauldeth Road West, Manchester, M21 7TH
4 Endon Drive, Manchester, M21 7TE
302 Mauldeth Road West, Manchester, M21 7RF
292 Mauldeth Road West, Manchester, M21 7RF
392 Mauldeth Road West, Manchester, M21 7RB
5 Greystone Avenue, Manchester, M21 7RP
350 Mauldeth Road West, Manchester, M21 7RB
6 Greystone Avenue, Manchester, M21 7RP
6 Mellowstone Drive, Manchester, M21 7RJ
483 Princess Road, Manchester, M20 1BU
12 Limehurst Avenue, Manchester, M20 1GY
3 Limehurst Avenue, Manchester, M20 1GY
195 Mauldeth Road West, Manchester, M20 1BJ
189 Mauldeth Road West, Manchester, M20 1BJ
621 Princess Road, Manchester, M20 1HD
591 Princess Road, Manchester, M20 1HD
579 Princess Road, Manchester, M20 1HD
571 Princess Road, Manchester, M20 1HD
565 Princess Road, Manchester, M20 1HA
148 Whitchurch Road, Manchester, M20 1FZ
130 Whitchurch Road, Manchester, M20 1FZ
161 Whitchurch Road, Manchester, M20 1FY
149 Whitchurch Road, Manchester, M20 1FY
147 Whitchurch Road, Manchester, M20 1FY
25 Minehead Avenue, Manchester, M20 1FP
28 Ormskirk Avenue, Manchester, M20 1HF

629 Princess Road, Manchester, M20 1HH
7 Moorgate Avenue, Manchester, M20 1HE
6 Moorgate Avenue, Manchester, M20 1HE
1 Minehead Avenue, Manchester, M20 1FP
Greater Manchester Police Sports And Social Centre, Mauldeth Road West, Manchester, M21 7SX
5 Limehurst Avenue, Manchester, M20 1GY
1 Limehurst Avenue, Manchester, M20 1GY
13 Heysham Avenue, Manchester, M20 1EL
11 Heysham Avenue, Manchester, M20 1EL
48 Hassall Avenue, Manchester, M20 1DX
505 Princess Road, Manchester, M20 1BU
503 Princess Road, Manchester, M20 1BU
St Bernadettes Presbytery, Princess Road, Manchester, M20 1HH
34 Ploughbank Drive, Manchester, M21 7UB
641 Princess Road, Manchester, M20 1HH
635A Princess Road, Manchester, M20 1HH
4 Moorgate Avenue, Manchester, M20 1HE
2 Moorgate Avenue, Manchester, M20 1HE
10 Moorgate Avenue, Manchester, M20 1HE
165 Whitchurch Road, Manchester, M20 1FY
523 Princess Road, Manchester, M20 1BS
Apartment 11, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 3, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 1, Windsor House, Mauldeth Road West, Manchester, M21 7TH
50 Hassall Avenue, Manchester, M20 1DX
1 Wrenbury Avenue, Manchester, M20 1DR
12 Greystone Avenue, Manchester, M21 7RP
8 Mellowstone Drive, Manchester, M21 7RJ
10 Greystone Avenue, Manchester, M21 7RP
9 Mellowstone Drive, Manchester, M21 7RJ
1 Greystone Avenue, Manchester, M21 7RP
1 Stirling Avenue, Manchester, M20 1PH
34 Hassall Avenue, Manchester, M20 1PF
3 Stirling Avenue, Manchester, M20 1PH
2 Stirling Avenue, Manchester, M20 1PH
531 Princess Road, Manchester, M20 1HA
40 Hassall Avenue, Manchester, M20 1PF
38 Hassall Avenue, Manchester, M20 1PF
533 Princess Road, Manchester, M20 1HA
146 Whitchurch Road, Manchester, M20 1FZ
541 Princess Road, Manchester, M20 1HA
242 Mauldeth Road West, Manchester, M20 1BE
2 Wintermans Road, Manchester, M21 7UF
16 Wintermans Road, Manchester, M21 7UF
12 Wintermans Road, Manchester, M21 7UF
8 Wintermans Road, Manchester, M21 7UF
2 Blanefield Close, Manchester, M21 7UE
9 Blanefield Close, Manchester, M21 7UE
6 Blanefield Close, Manchester, M21 7UE
15 Ploughbank Drive, Manchester, M21 7UB
17 Ploughbank Drive, Manchester, M21 7UB
9 Moorgate Avenue, Manchester, M20 1HE
11 Moorgate Avenue, Manchester, M20 1HE

5 Moorgate Avenue, Manchester, M20 1HE
609 Princess Road, Manchester, M20 1HD
2B Minehead Avenue, Manchester, M20 1FW
471 - 475 Princess Road, Manchester, M20 1BH
459 Princess Road, Manchester, M20 1BH
436 Mauldeth Road West, Manchester, M21 7RA
469 Princess Road, Manchester, M20 1BH
116 Whitchurch Road, Manchester, M20 1FZ
137 Whitchurch Road, Manchester, M20 1FY
5 Minehead Avenue, Manchester, M20 1FP
141 Whitchurch Road, Manchester, M20 1FY
13 Minehead Avenue, Manchester, M20 1FP
3 Golborne Avenue, Manchester, M20 1FJ
7 Golborne Avenue, Manchester, M20 1FJ
27 Golborne Avenue, Manchester, M20 1FJ
122 Whitchurch Road, Manchester, M20 1FZ
169 Whitchurch Road, Manchester, M20 1FY
163 Whitchurch Road, Manchester, M20 1FY
120 Whitchurch Road, Manchester, M20 1FZ
159 Whitchurch Road, Manchester, M20 1FY
29 Minehead Avenue, Manchester, M20 1FP
33 Minehead Avenue, Manchester, M20 1FP
35 Minehead Avenue, Manchester, M20 1FP
17 Minehead Avenue, Manchester, M20 1FP
13 Golborne Avenue, Manchester, M20 1FJ
1 Golborne Avenue, Manchester, M20 1FJ
19 Heysham Avenue, Manchester, M20 1EL
16 Heysham Avenue, Manchester, M20 1EL
42 Golborne Avenue, Manchester, M20 1EJ
34 Golborne Avenue, Manchester, M20 1EJ
40 Golborne Avenue, Manchester, M20 1EJ
4 Golborne Avenue, Manchester, M20 1EJ
8 Golborne Avenue, Manchester, M20 1EJ
6 Golborne Avenue, Manchester, M20 1EJ
30 Golborne Avenue, Manchester, M20 1EJ
48 Golborne Avenue, Manchester, M20 1EJ
36 Golborne Avenue, Manchester, M20 1EJ
22 Golborne Avenue, Manchester, M20 1EJ
18 Golborne Avenue, Manchester, M20 1EJ
12 Golborne Avenue, Manchester, M20 1EJ
21 Wrenbury Avenue, Manchester, M20 1DR
20 Golborne Avenue, Manchester, M20 1EJ
10 Golborne Avenue, Manchester, M20 1EJ
31 Wrenbury Avenue, Manchester, M20 1DR
23 Wrenbury Avenue, Manchester, M20 1DR
15 Wrenbury Avenue, Manchester, M20 1DR
29 Wrenbury Avenue, Manchester, M20 1DR
19 Wrenbury Avenue, Manchester, M20 1DR
17 Wrenbury Avenue, Manchester, M20 1DR
3 Saltney Avenue, Manchester, M20 1DG
60 Hassall Avenue, Manchester, M20 1DX
56 Hassall Avenue, Manchester, M20 1DX
58 Hassall Avenue, Manchester, M20 1DX
54 Hassall Avenue, Manchester, M20 1DX

37 Wrenbury Avenue, Manchester, M20 1DR
525 Princess Road, Manchester, M20 1BS
509 Princess Road, Manchester, M20 1BS
519 Princess Road, Manchester, M20 1BS
15 Eddisbury Avenue, Manchester, M20 1BG
485 Princess Road, Manchester, M20 1BU
21 Eddisbury Avenue, Manchester, M20 1BG
23 Eddisbury Avenue, Manchester, M20 1BG
7 Eddisbury Avenue, Manchester, M20 1BG
25 Eddisbury Avenue, Manchester, M20 1BG
4 Ormskirk Avenue, Manchester, M20 1HF
8 Ormskirk Avenue, Manchester, M20 1HF
6 Ormskirk Avenue, Manchester, M20 1HF
18 Ormskirk Avenue, Manchester, M20 1HF
14 Ormskirk Avenue, Manchester, M20 1HF
8 Moorgate Avenue, Manchester, M20 1HE
1 Ormskirk Avenue, Manchester, M20 1HF
396 Mauldeth Road West, Manchester, M21 7RB
5 Wrenbury Avenue, Manchester, M20 1DR
43 Wrenbury Avenue, Manchester, M20 1DR
25 Wrenbury Avenue, Manchester, M20 1DR
151 Whitchurch Road, Manchester, M20 1FY
153 Whitchurch Road, Manchester, M20 1FY
23 Minehead Avenue, Manchester, M20 1FP
Apartment 17, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 18, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 20, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 23, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 19, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 32, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 16, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 10, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 39, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 38, Windsor House, Mauldeth Road West, Manchester, M21 7TH
370 Mauldeth Road West, Manchester, M21 7RB
Apartment 33, Windsor House, Mauldeth Road West, Manchester, M21 7TH
274 Mauldeth Road West, Manchester, M21 7TG
382 Mauldeth Road West, Manchester, M21 7RB
11 Limehurst Avenue, Manchester, M20 1GY
537 Princess Road, Manchester, M20 1HA
31 Minehead Avenue, Manchester, M20 1FP
10 Heysham Avenue, Manchester, M20 1EL
38 Golborne Avenue, Manchester, M20 1EJ
489 Princess Road, Manchester, M20 1BU
Ground Floor, 469 Princess Road, Manchester, M20 1BH
1 Blanefield Close, Manchester, M21 7UE
5 Vixen Close, Manchester, M21 7UA
1 Vixen Close, Manchester, M21 7UA
258 Mauldeth Road West, Manchester, M21 7TH
256 Mauldeth Road West, Manchester, M21 7TH
310 Mauldeth Road West, Manchester, M21 7RF
306 Mauldeth Road West, Manchester, M21 7RF
304 Mauldeth Road West, Manchester, M21 7RF
390 Mauldeth Road West, Manchester, M21 7RB

386 Mauldeth Road West, Manchester, M21 7RB
378 Mauldeth Road West, Manchester, M21 7RB
372 Mauldeth Road West, Manchester, M21 7RB
346 Mauldeth Road West, Manchester, M21 7RB
430 Mauldeth Road West, Manchester, M21 7RA
400 Mauldeth Road West, Manchester, M21 7RA
250 Mauldeth Road West, Manchester, M20 1BE
248 Mauldeth Road West, Manchester, M20 1BE
193 Mauldeth Road West, Manchester, M20 1BJ
573 Princess Road, Manchester, M20 1HD
555 Princess Road, Manchester, M20 1HA
134 Whitchurch Road, Manchester, M20 1FZ
Apartment 21, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 22, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 24, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 25, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 26, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 35, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 5, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 14, Tudor House, Mauldeth Road West, Manchester, M21 7TH
296 Mauldeth Road West, Manchester, M21 7RF
4 Stirling Avenue, Manchester, M20 1PH
625 Princess Road, Manchester, M20 1HD
619 Princess Road, Manchester, M20 1HD
549 Princess Road, Manchester, M20 1HA
14 Heysham Avenue, Manchester, M20 1EL
27 Wrenbury Avenue, Manchester, M20 1DR
501 Princess Road, Manchester, M20 1BU
521 Princess Road, Manchester, M20 1BS
11 Eddisbury Avenue, Manchester, M20 1BG
16 Ormskirk Avenue, Manchester, M20 1HF
10 Mellowstone Drive, Manchester, M21 7RJ
19 Batchelor Close, Manchester, M21 7RH
17 Batchelor Close, Manchester, M21 7RH
Withington Dental Care, 240 Mauldeth Road West, Manchester, M20 1BE
5 Brookhead Avenue, Manchester, M20 1PP
185 Mauldeth Road West, Manchester, M20 1BJ
183 Mauldeth Road West, Manchester, M20 1BJ
181 Mauldeth Road West, Manchester, M20 1BJ
585 Princess Road, Manchester, M20 1HD
142 Whitchurch Road, Manchester, M20 1FZ
12 Holwood Drive, Manchester, M16 8WS
140 Whitchurch Road, Manchester, M20 1FZ
136 Whitchurch Road, Manchester, M20 1FZ
10 Batchelor Close, Manchester, M21 7RH
13 Hartington Road, Manchester, M21 8UZ
15 Inchfield Road, Manchester, M40 5QH
Apartment 19, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 31, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 3, Tudor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 30, Windsor House, Mauldeth Road West, Manchester, M21 7TH
238 Mauldeth Road West, Manchester, M20 1BE
599 Princess Road, Manchester, M20 1HD
593 Princess Road, Manchester, M20 1HD

563 Princess Road, Manchester, M20 1HA
15 Minehead Avenue, Manchester, M20 1FP
44 Hassall Avenue, Manchester, M20 1DX
47 Wrenbury Avenue, Manchester, M20 1DR
495 Princess Road, Manchester, M20 1BU
27 Eddisbury Avenue, Manchester, M20 1BG
272 Mauldeth Road West, Manchester, M21 7TH
282 Mauldeth Road West, Manchester, M21 7TG
298 Mauldeth Road West, Manchester, M21 7RF
294 Mauldeth Road West, Manchester, M21 7RF
384 Mauldeth Road West, Manchester, M21 7RB
356 Mauldeth Road West, Manchester, M21 7RB
412 Mauldeth Road West, Manchester, M21 7RA
1 Mellowstone Drive, Manchester, M21 7RJ
18 Batchelor Close, Manchester, M21 7RH
477 Princess Road, Manchester, M20 1BH
Flat Above, 457 - 459 Princess Road, Manchester, M20 1BH
2 Brookhead Avenue, Manchester, M20 1PP
197 Mauldeth Road West, Manchester, M20 1BJ
611 Princess Road, Manchester, M20 1HD
597 Princess Road, Manchester, M20 1HD
595 Princess Road, Manchester, M20 1HD
Apartment 24, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 25, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 26, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 34, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 31, Windsor House, Mauldeth Road West, Manchester, M21 7TH
575 Princess Road, Manchester, M20 1HD
569 Princess Road, Manchester, M20 1HA
543 Princess Road, Manchester, M20 1HA
21 Minehead Avenue, Manchester, M20 1FP
9 Golborne Avenue, Manchester, M20 1FJ
17 Heysham Avenue, Manchester, M20 1EL
3 Wrenbury Avenue, Manchester, M20 1DR
481 Princess Road, Manchester, M20 1BU
507 Princess Road, Manchester, M20 1BS
10 Ormskirk Avenue, Manchester, M20 1HF
2C Minehead Avenue, Manchester, M20 1FW
191 Mauldeth Road West, Manchester, M20 1BJ
617 Princess Road, Manchester, M20 1HD
589 Princess Road, Manchester, M20 1HD
583 Princess Road, Manchester, M20 1HD
561 Princess Road, Manchester, M20 1HA
559 Princess Road, Manchester, M20 1HA
132 Whitchurch Road, Manchester, M20 1FZ
124 Whitchurch Road, Manchester, M20 1FZ
3 Moorgate Avenue, Manchester, M20 1HE
457 - 459 Princess Road, Manchester, M20 1BH
Apartment 40, Windsor House, Mauldeth Road West, Manchester, M21 7TH
12 Batchelor Close, Manchester, M21 7RH
244 - 246 Mauldeth Road West, Manchester, M20 1BE
477A Princess Road, Manchester, M20 1BH
Apartment 16, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 23, Tudor House, Mauldeth Road West, Manchester, M21 7TH

Apartment 35, Windsor House, Mauldeth Road West, Manchester, M21 7TH
Apartment 5, Windsor House, Mauldeth Road West, Manchester, M21 7TH
1 Endon Drive, Manchester, M21 7TE
376 Mauldeth Road West, Manchester, M21 7RB
358 Mauldeth Road West, Manchester, M21 7RB
276 Mauldeth Road West, Manchester, M21 7TG
6 Endon Drive, Manchester, M21 7TE
300 Mauldeth Road West, Manchester, M21 7RF

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M

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) -

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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) -

Area Team Boundary - Name: SOUTH AREA