MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	137619/AO/2023
Date registered valid:	20 July 2023
Proposal:	Installation of illuminated fascia sign and illuminated projecting box sign
Address:	254 Wilmslow Road, Manchester, M14 6LD
Ward(s):	Fallowfield Ward
Applicant:	Jonathan Cawthorn Jonsigns Ltd
Agent (if any):	Jonathan Cawthorn Jonsigns Ltd
Case officer:	Joshua Lee Tel: 0161 219 2851 Email: joshua.lee@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	29/08/2023

Application details

Type of application: Advertisement Consent

Development type: Advertisements

Date of site visit: 16/08/2023

Standard consultations:

Manchester City Council Highway Services Printed: 7 August 2023 Received: 22 August 2023

Neighbour notifications

Printed: 7 August 2023 Expired: 28 August 2023

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 proposal relates to an end terrace property on Wilmslow Road. The property features an existing hot food takeaway (Papa John's Pizza) to the ground floor and residential above. The property features an existing rear extension and existing advertisements. It is of note a Replacement shop front and external alterations was approved in April 2023 (136396/FO/2023)

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable



Figure 1. Street scene



Figure 2. Street scene (including Grade II listed building)

Description of area

The proposal is in the Fallowfield Ward of Manchester. The area is predominately residential with a high proportion of student residences. The proposal sits within the Fallowfield District Centre. Adjacent to the property is the Grade II Listed Queen of Hearts Public House, Church of the Holy Innocents and St James, and Fallowfield War Memorial.



Description of development

Applicant proposes the installation of illuminated fascia sign and illuminated projecting box sign.

The proposed luminance is 600Cdm2.

It is of note that permission has been approved (136396/FO/2023) for the replacement shop front and external alterations.

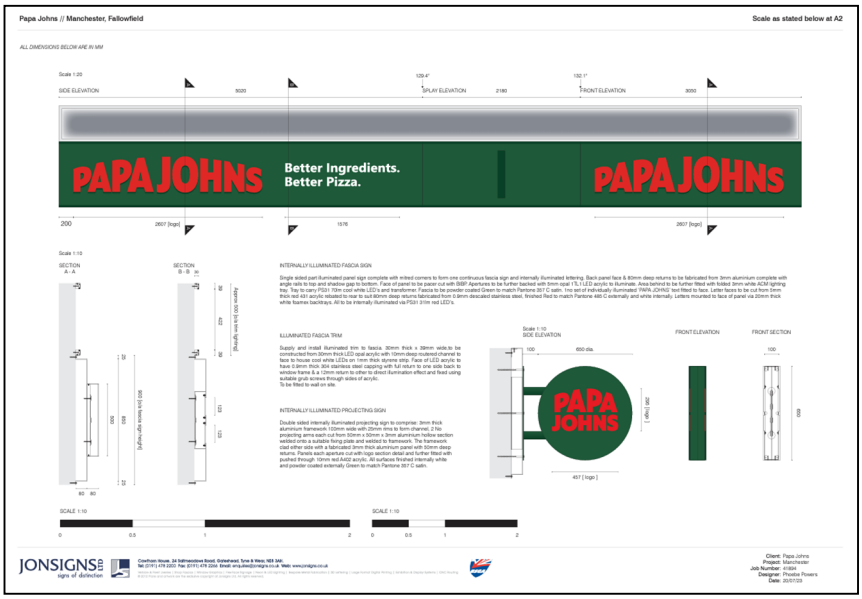


Figure 3. Proposed signage



Figure 4. Proposed elevations



Figure 5. Photomontage of proposal (note the existing façade)

Planning History

136396/FO/2023

Description: Replacement shop front and external alterations

Decision: Approved 25/04/2023

100097/JO/2012/S1

Description: Variation of condition no. 9 attached to planning permission ref: 098117/FO/2011/S1 to extend hours of opening 9:00am to 3:00am every day

Decision: Refused 27/09/2012

098117/FO/2011/S1

Description: Change of use from cafe/bar (sui generis) to hot food take-away (A5) and elevational alterations

Decision: Approved 08/02/2012

086873/FU/2008/S1

Description: Change of use of 252-254 Wilmslow Road from offices (Class A2) to cafe/bar (sui generis) including alterations to elevations, rear extension, extension of opening hours and the addition of 2 new air conditioning condenser units

Decision: Approved 23/07/2008

064166/VO/SOUTH1/02

Description: CITY COUNCIL DEVELOPMENT Erection of gates to alleyways to sides and rear of 18/51 (odd), 24-74 (even) Landcross Road, 1/73 (odd) Furness Road, 240/254 (even) Wilmslow Road

Decision: Approved 04/04/2002

Consultations & Notification Responses

Consultations

Manchester City Council Highways Services

Manchester City Council Highways Service were consulted on this application.

They had no objections to the proposed development accepting a proposed luminance of 600cdm2.

They added an informative regarding the application of a projection over highways permit for the projecting sign.

Notifications

Local Residents

As per Appendix 1, Occupiers of properties surrounding the application site were notified of the proposal.

No comments, objections, or representations in respect of this application was received.

Residents Associations and Groups

As per Appendix 1, Whalley Range Forum and Whalley Range Conservation Area Group were notified of the proposal.

No comments, objections, or representations in respect of this application was received.

Policies & Principle

Summary of relevant policy

Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

The following policies are considered relevant in the consideration of this application.

- The Manchester Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012 and is the key document in the Manchester Local Plan. It sets the out the long-term strategic policies for Manchester's future development and forms the framework that planning applications are assessed against. The following Core Strategy Policies are considered relevant to this proposal:
    - DM 1 - Development Management
    - SP 1 - Spatial Principles
    - EC 2 – Existing Employment Space
    - EC 9 – South Manchester
    - C 2 – District Centres
    - C 6 - South Manchester District Centres - Chorlton, Didsbury, Fallowfield, Levenshulme and Withington
    - C 10 – Leisure and the Evening Economy
    - EN 1 - Design Principles and Strategic Character Areas
    - EN 3 – Heritage
    - EN 8 – Adaptation to Climate Change

  - EN 14 – Flood Risk
  - EN 16 - Air Quality
  - EN 18 - Contaminated Land and Ground Stability
  - EN 19 - Waste
- Extant Unitary Development Plan Policies (UDP) - The Core Strategy replaced much of the UDP, but some UDP Development Control policies are extant (remain). The following extant policy are still considered relevant to this proposal.
  - DC10 - Food and Drink Uses
  - DC14 - Shop Fronts and Related Signs
  - DC19 - Listed Buildings
  - DC26 - Development and Noise
- The National Planning Policy Framework (The NPPF) - The National Planning Policy Framework (NPPF) was first published on 27 March 2012 and updated on 24 July 2018, 19 February 2019, and 20 July 2021. This sets out the government's planning policies for England and how these are expected to be applied. The following sections are considered relevant to this proposal:
  - Section 4 – Decision-making
  - Section 6 – Building a strong, competitive economy
  - Section 12 – Achieving well-designed places
  - Section 16 - Conserving and enhancing the historic environment
- Town and Country Planning (Control of Advertisements) Regulation 2007 - The Town and Country Planning (Control of Advertisements) Regulation 2007 is an act of the United Kingdom Parliament regulating the development of advertisements in England.
  - Section 3 - Powers to be exercised in the interests of amenity and public safety

Principle of development

In this instance the principle of the proposal is considered acceptable, and it is not believed that there are any factors of sufficient weight in amenity terms that would warrant refusal of the application.

On balance, the proposed development is deemed to accord with all relevant policy of the Manchester Core Strategy, Extant UDP and the NPPF as assessed in the following sections of this report.

The Manchester Core Strategy Development Plan (2012-2027)

The proposal has been assessed against the following policies of the Core Strategy:

DM 1 – Development Management

All new developments should follow the 'Development Principles' and accord with the design guidance set out in the Supplementary Planning Documents.

The proposal has been assessed against the following issues:

Appropriate siting, layout, scale, form, massing, materials, and detail

Installation of illuminated fascia sign and illuminated projecting box sign.

The proposal forms the advertising consent for the façade alterations approved in April 2023 (136396/FO/2023).

The design and materials are similar to existing and contribute to the modernisation of the premises.

Overall, it is considered that the proposed development has appropriate siting, layout, scale, form, massing, materials, and detail and is therefore in accordance with the development management principle.

Impact on the surrounding areas in terms of the design, scale, and appearance of the proposed development. Development should have regard to the character of the surrounding area.

The proposal is visible from the street scene however the proposal replaces a similar advertising on the property and as such has a minimal effect on the street scene.

Visual impacts in connection with the proposed development are not considered to have any significant impacts to the character of the area, and therefore the appearance is acceptable.

It is of note the proposal sits within the Fallowfield District Centre boundary covered by Manchester Core Strategy Policy C 1 and C 6 which supports the development and improvement of thriving district centres.

On balance, the proposal is considered comparable in terms of size and its position to others found in the immediate area, therefore it is felt that the proposal can be accommodated at the application property and is considered that the proposal would not interfere with the existing characteristics of the area.

Overall, it is considered that the proposed development has minimal impact on the surrounding areas in terms of the design, scale, and appearance and is therefore in accordance with the development management principle.

Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation.

The proposal introduces an internally illuminated fascia trim to the property along with replacement internally illuminated signage and projecting sign.

The proposed luminance is 600cdm2 which is acceptable to Manchester City Council Highways Services.

It is noted existing illuminated signage exists at the premises which have been accepted into the street scene.

The proposal is expected to have a negligible effect on privacy.

The proposal is expected to have a negligible effect on Air Quality.

The proposal in of itself has a negligible effect on local noise levels. It is recognised that demolition and/or construction works are often noisy and obtrusive to the local residential amenity. Contractors are expected to follow best practice to minimise the temporary effect on residents referring to construction guidance on controlling emissions.

The proposal has minimal effect on road safety and traffic generation, with Manchester City Council Highways Services accepting the 600cdm2 luminance, and is therefore in accordance with this development management principle.

On balance the proposal has minimal effect on privacy, local light, noise, vibration, air quality, odours, litter, vermin, and birds and is therefore in accordance this development management principle.

Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

The proposal does not alter the existing access to the premises or create an unnecessary barrier to access and egress.

The proposal is therefore in accordance with this development management principle.

Refuse storage and collection.

The proposal in of itself has a no effect on waste from the site. It is recognised that demolition and/or construction works often generate commercial waste. Contractors are expected to follow best practice of waste management.

The proposal is in accordance with this development management principle.

Vehicular access and car parking

The proposal has no effect on the existing vehicle access and car parking at the property and is therefore in accordance with this development management principle.

Effects relating to biodiversity, landscape, archaeological or built heritage.

No ground contamination, groundwater contamination and/or ground gas relevant to the site or ground stability issues have been identified.

The proposal does not sit within a conservation area.

The proposal is adjacent to Grade II Listed Queen of Hearts Public House, Church of the Holy Innocents and St James, and Fallowfield War Memorial.

The proposal replaces an existing advertising at the location with updated frontage and signage (combined with the previously approved elevational changes). It is considered the combined changes would have a net positive change to the area by modernising the shop front.

The scale of the development minimises any harm to heritage assets and the development is in keeping with existing area, especially considering the location in Fallowfield District Centre (C 6).

The harm to the local heritage assets would be less than substantial (as set out in the NPPF Section 16)

On balance the proposal has minimal effect on local biodiversity, landscape, archaeological or built heritage and is therefore in accordance with this development management principle.

Flood risk and drainage.

The site does not sit in a flood risk area and therefore no flood statement or assessment was required.

The proposal has a negligible impact on drainage using the existing drainage on site.

The proposal is therefore in accordance with this development management principle.

SP 1 - Spatial Principles

The policy outlines the guiding spatial principles and core development principles of Manchester City Council.

Most notably the core development principles highlight development should ‘make a positive contribution to neighbourhoods of choice’.

This proposal is considered to accord with the principles of this policy.

EC 2 – Existing Employment Space

This policy outlines the key principles to retain and enhance existing employment space and sites.

This proposal is considered to accord with the principles of this policy.

EC 9 – South Manchester

This policy outlines the principles for employment opportunities in South Manchester.

This proposal is considered to accord with the principles of this policy.

C 2 – District Centres

This policy outlines the strategy for development within district centres. Development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services.

This proposal is considered to accord with the principles of this policy.

C 6 – South Manchester District Centres - Chorlton, Didsbury, Fallowfield, Levenshulme and Withington

This policy outlines the strategy for development within district centres in South Manchester.

This proposal is considered to accord with the principles of this policy.

C 10 – Leisure and the Evening Economy

This policy outlines the key principles around development management of proposals pertaining to Leisure and the Evening Economy.

This proposal is considered to accord with the principles of this policy.

EN 1 – Design Principles and Strategic Character Areas

This policy outlines key design principles for development in Manchester most notably that all development in Manchester will be expected to follow the seven principles of urban design.

This proposal sits within the 'Southern Character Area'.

This proposal is considered to accord with the principles of this policy.

EN 3 – Heritage

This policy outlines the key principles concerning Heritage and development management.

The development is considered to accord with the aspirations of this policy.

EN 8 – Adaption to Climate Change

This policy outlines the key principles of how all new development will be expected to be adaptable to climate change.

The development is considered to accord with the aspirations of this policy.

EN 16 – Air Quality

This policy sets out the key principles of air quality management in the city. The policy seeks to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport.

The proposed development would not give rise to air quality issues when the development is operational.

This proposal is considered to accord with the principles of this policy.

EN 14 – Flood Risk

This policy outlines the key principles around Flood Risk Management in the city.

The proposal does not sit in a flood risk area.

This proposal is considered to accord with the principles of this policy.

EN 18 - Contaminated Land and Ground Stability

Policy EN 18 of the Core Strategy set out the principle of development on contaminated land or unstable land.

No ground contamination, groundwater contamination and/or ground gas relevant to the site or ground stability issues have been identified.

This proposal is considered to accord with the principles of this policy.

EN 19 – Waste

This policy sets out the key principle of waste management in the city. In a district such as Manchester with a significant existing population and a vision for a growing economy and population a key issue is that of ensuring that this does not automatically lead to a proportionate increase in waste arisings.

Existing waste management arrangements would be retained.

The proposal is considered to accord with the principles of this policy.

Extant Unitary Development Policies (UDP)

The Core Strategy replaced much of the UDP, but some UDP policies are extant (remain) and are relevant to this proposal.

This proposal is considered to accord with the principles of this policy.

DC10 - Food and Drink Uses

This policy outlines the key issues when considering proposed Food and Drink uses.

This proposal is considered to accord with the principles of this policy.

DC14 - Shop Fronts and Related Signs

This policy outlines the key issues when considering development of shop fronts and related signage.

This proposal is considered to accord with the principles of this policy.

DC19 - Listed Buildings

This policy outlines the key issues when considering the development proposals for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest.

This proposal is considered to accord with the principles of this policy.

DC26 - Development and Noise

This policy outlines the key issues to reduce the impact of noise on people living and working in, or visiting, the City.

This proposal is considered to accord with the principles of this policy.

The National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied.

The NPPF has been adhered to and considered at all stages of the application.

Section 4 - Decision-making

Section 4 of the NPPF outlines how local planning authorities should approach decisions on proposed development in a positive and creative way.

Section 4 of the NPPF has been adhered to and considered at all stages of the proposal.

Section 6 - Building a strong, competitive economy

Section 6. of the NPPF outlines the development management principles to help create the conditions in which businesses can invest, expand, and adapt.

Section 12 - Achieving well-designed places

Section 12 of the NPPF outlines the need to achieve well-designed places.

Section 16 - Conserving and enhancing the historic environment

Section 16 of the NPPF outlines the development management regarding heritage assets.

Section 16 Para 199 onwards – 'Considering potential impacts' – outlines when considering the impact of a proposed development on the significance of a designated heritage 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.

This proposal is considered to accord with the principles of these policies.

Town and Country Planning (Control of Advertisements) Regulations 2007

The Town and Country Planning (Control of Advertisements) Regulation 2007 is an act of the United Kingdom Parliament regulating the development of advertisements in England.

Section 3

Section 3 outlines the powers to be exercised in the interests of amenity and public safety by the local planning authority.

1. A local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety, taking into account—
    a. the provisions of the development plan, so far as they are material; and
    b. any other relevant factors.
2. Without prejudice to the generality of paragraph (1)(b)—
    a. factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest;
    b. factors relevant to public safety include—
        i. the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
        ii. whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
        iii. whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. In taking account of factors relevant to amenity, the local planning authority may, if it thinks fit, disregard any advertisement that is being displayed.
4. Unless it appears to the local planning authority to be required in the interests of amenity or public safety, an express consent for the display of advertisements shall not contain

any limitation or restriction relating to the subject matter, content, or design of what is to be displayed.

The proposal has been assessed against this criterion and is deemed in accordance with the regulations.

Other Material Considerations

Other material considerations & policy may be relevant to the proposal as follows:

- Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)
- Manchester Residential Quality Guide (July 2016) (MRQG)
- Manchester, Salford, and Trafford Strategic Flood Risk Assessment
- Manchester City Council Highways Developer Design Guidance – Sustainable Drainage Systems
- Manchester City Council Planning and Noise Technical Guidance (2022)
- Air Quality & Planning Technical Guidance (2022)
- Planning and Contaminated Land Technical Guidance (2021)
- Greater Manchester Joint Waste Development Plan Document (GMJWDPD)
- Waste Storage and Collection Guidance for New Developments (2017)
- Hot Food Takeaway Supplementary Planning Document (2017)
- Manchester City Council Houses in Multiple Occupation Guidance and Amenity Standards (2020)
- Manual for Streets (2007)
- National design guide & National Model Design Code (2021)
- Outdoor advertisements and signs: a guide for advertisers (2007)

Relevant policy and guidance have been considered within Policy DM 1 of the Core Strategy.

Other Legislative Requirements

Equality Act 2010

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

Human Rights Act 1998 considerations

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

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

Conclusion

The proposal is considered acceptable in this location, in terms of design, scale and massing, without unduly detrimentally affecting the amenities of the occupiers of surrounding properties, or the character and appearance of the surrounding street scene, and there are no material considerations of sufficient weight to indicate otherwise. For the above reasons, the proposal is unlikely to have any detrimental impact and therefore accords with the relevant Core Strategy, Extant UDP, NPPF policies and other material considerations.

Recommendation: Approve

Article 35 Declaration

Officers have collaborated with the applicant in a positive and proactive manner. The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. No significant problems have arisen during the consideration of this application.

Condition(s) to be attached to decision for approval

1. **3-year time limit**

   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. **Specified plans**

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

   a. Drawing - Location Plan, 20 Jul 2023, LOCATION PLAN
   b. Drawing – Proposed, 20 Jul 2023, 5 PAGE DRAWING PACK, DETAIL DRAWING

   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.

3. **Advertisement mandatory condition**

a. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
b. No advertisement shall be sited or displayed so as to:
    i. endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
    ii. obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
    iii. hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

c. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

d. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

e. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason - In the interests of pedestrian and highway safety, pursuant to Policy DM 1, SP 1 and EN 1 of the Manchester Core Strategy (2012) and The Town and Country Planning (Control of Advertisements) Regulation 2007.

4. Advertisement luminance

The maximum luminance level of the advertisements displayed shall not exceed 600cdm2.

Reason - In the interests of pedestrian and highway safety, pursuant to Policy DM 1 of the Manchester Core Strategy (2012) and The Town and Country Planning (Control of Advertisements) Regulation 2007.

Informative(s) to be attached to decision for approval.

1. **Projection over the highway permit**

   The proposed projecting sign will overhang the footway by 750mm. The applicant should apply for a projection over the highway permit by contacting Environment on Call on 0161 234 5004 or via the following link: Licensing - Projecting over the highway | Manchester City Council

Appendix 1 – List of consultees & neighbours notified

Highway Services
Rusholme, Fallowfield & Moss Side Civic Socity

Room 237 Flat 34, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 267 Flat 38, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 223 Flat 32, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 421 Flat 61, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 474 Flat 68, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 295 Flat 43, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 264 Flat 37, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 245 Flat 35, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 372 Flat 53, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 452 Flat 65, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 1 Flat 55, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 228 Flat 33, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 461 Flat 66, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 458 Flat 66, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 404 Flat 59, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 64, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 310 Flat 45, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 311 Flat 45, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 231 Flat 33, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 331 Flat 48, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX

Room 445 Flat 64, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 235 Flat 34, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 373 Flat 53, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 38, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 362 Flat 52, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 325 Flat 47, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 58, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 224 Flat 32, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 266 Flat 38, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 405 Flat 59, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 260 Flat 37, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 246 Flat 35, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 475 Flat 68, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 221 Flat 32, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 480 Flat 68, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 290 Flat 43, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 333 Flat 48, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 390 Flat 57, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 293 Flat 43, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 66, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 340 Flat 49, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 249 Flat 36, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 67, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 423 Flat 61, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 262 Flat 37, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 449 Flat 65, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 343 Flat 49, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 241 Flat 35, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 380 Flat 56, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 284 Flat 42, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 398 Flat 58, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 303 Flat 44, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 359 Flat 51, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 349 Flat 50, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX

Flat 54, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 332 Flat 48, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 301 Flat 44, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 464 Flat 66, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 314 Flat 46, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 345 Flat 50, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 401 Flat 59, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 229 Flat 33, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 323 Flat 47, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 250 Flat 36, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 278 Flat 41, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 439 Flat 63, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 386 Flat 57, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 4, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Room 282 Flat 42, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 433 Flat 63, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 479 Flat 68, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 379 Flat 56, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 41, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 411 Flat 60, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 385 Flat 57, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 395 Flat 58, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 369 Flat 53, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 61, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 256 Flat 36, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 306 Flat 45, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 234 Flat 34, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 239 Flat 34, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 210 Flat 31, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 35, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 432 Flat 62, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 300 Flat 44, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 338 Flat 49, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 49, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX

Room 419 Flat 61, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 354 Flat 51, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 342 Flat 49, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 384 Flat 56, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 39, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 40, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 57, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 227 Flat 33, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 330 Flat 48, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 216 Flat 31, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 366 Flat 52, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 467 Flat 67, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 407 Flat 59, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 279 Flat 41, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 469 Flat 67, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 319 Flat 46, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 375 Flat 53, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 60, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 285 Flat 42, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 431 Flat 62, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 3, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Flat 12, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
256 Wilmslow Road, Manchester, M14 6LB
Flat 56, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 457 Flat 66, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 336 Flat 48, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 417 Flat 61, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 370 Flat 53, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 365 Flat 52, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 222 Flat 32, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 269 Flat 38, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 42, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 248 Flat 35, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 473 Flat 68, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX

Room 254 Flat 36, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 211 Flat 31, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 425 Flat 62, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 409 Flat 60, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 434 Flat 63, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 451 Flat 65, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 296 Flat 43, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 414 Flat 60, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 68, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 2 Flat 55, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 471 Flat 67, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 34, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 334 Flat 48, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 259 Flat 37, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 225 Flat 33, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 261 Flat 37, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 230 Flat 33, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 442 Flat 64, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 403 Flat 59, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 347 Flat 50, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 298 Flat 44, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 308 Flat 45, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 394 Flat 58, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 389 Flat 57, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 374 Flat 53, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 316 Flat 46, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 14, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
First Floor And Second Floor, 254 Wilmslow Road, Manchester, M14 6LD
Flat 11, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Flat 9, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Room 272 Flat 38, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 219 Flat 32, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 251 Flat 36, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 322 Flat 47, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX

Flat 33, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 468 Flat 67, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 466 Flat 67, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 302 Flat 44, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 243 Flat 35, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 357 Flat 51, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 355 Flat 51, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 387 Flat 57, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 252 Flat 36, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 45, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 361 Flat 52, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 435 Flat 63, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 363 Flat 52, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 36, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 443 Flat 64, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 448 Flat 64, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 236 Flat 34, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 312 Flat 45, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 276 Flat 41, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 287 Flat 42, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 459 Flat 66, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 32, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 289 Flat 43, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 247 Flat 35, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 265 Flat 38, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 275 Flat 41, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 408 Flat 59, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 377 Flat 56, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 462 Flat 66, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 63, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 43, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 454 Flat 65, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 413 Flat 60, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 326 Flat 47, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX

Room 346 Flat 50, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 238 Flat 34, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 440 Flat 63, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 382 Flat 56, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 31, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 288 Flat 42, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
2A Landcross Road, Manchester, M14 6NA
2B Landcross Road, Manchester, M14 6NA
Flat 62, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 226 Flat 33, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 213 Flat 31, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 399 Flat 58, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 436 Flat 63, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 356 Flat 51, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 46, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 430 Flat 62, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 367 Flat 52, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 273 Flat 41, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 324 Flat 47, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 470 Flat 67, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 277 Flat 41, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 422 Flat 61, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 381 Flat 56, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 214 Flat 31, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 1 Flat 54, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 253 Flat 36, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 344 Flat 49, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 350 Flat 50, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 65, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 320 Flat 46, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 47, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 329 Flat 48, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 397 Flat 58, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 335 Flat 48, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX

Room 244 Flat 35, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 294 Flat 43, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 317 Flat 46, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 328 Flat 47, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 53, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 233 Flat 34, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 392 Flat 57, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 450 Flat 65, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 309 Flat 45, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 400 Flat 58, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 360 Flat 51, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 217 Flat 32, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 339 Flat 49, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 391 Flat 57, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 304 Flat 44, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 220 Flat 32, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 283 Flat 42, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 51, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 358 Flat 51, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 416 Flat 60, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 242 Flat 35, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 2, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Flat 5, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Flat 13, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
252 Wilmslow Road, Manchester, M14 6LD
Flat 6, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Room 263 Flat 37, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 437 Flat 63, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 378 Flat 56, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 280 Flat 41, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 456 Flat 65, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 396 Flat 58, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 446 Flat 64, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 427 Flat 62, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX

Room 453 Flat 65, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 376 Flat 53, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 305 Flat 45, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 48, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 313 Flat 46, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 215 Flat 31, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 412 Flat 60, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 353 Flat 51, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 341 Flat 49, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 420 Flat 61, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 352 Flat 50, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 1 Flat 39, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 478 Flat 68, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 476 Flat 68, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 281 Flat 42, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 299 Flat 44, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 1 Flat 40, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 291 Flat 43, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 402 Flat 59, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 406 Flat 59, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 337 Flat 49, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 465 Flat 67, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 7, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Flat 1, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Flat 8, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Room 209 Flat 31, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 307 Flat 45, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 472 Flat 67, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 418 Flat 61, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 424 Flat 61, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 52, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 297 Flat 44, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 218 Flat 32, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 348 Flat 50, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX

Flat 50, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 270 Flat 38, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 321 Flat 47, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 44, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 212 Flat 31, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 271 Flat 38, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 327 Flat 47, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 3 Flat 55, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 428 Flat 62, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 240 Flat 34, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 292 Flat 43, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 383 Flat 56, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 444 Flat 64, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 232 Flat 33, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 59, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 410 Flat 60, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 268 Flat 38, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 364 Flat 52, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 371 Flat 53, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 415 Flat 60, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 55, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 351 Flat 50, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 255 Flat 36, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 477 Flat 68, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 426 Flat 62, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 37, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 274 Flat 41, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 286 Flat 42, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 393 Flat 58, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 258 Flat 37, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 257 Flat 37, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 438 Flat 63, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Flat 10, Landcross House, 1A Landcross Road, Manchester, M14 6LZ
Beer Studio Bar And Kitchen, 256A Wilmslow Road, Manchester, M14 6LB

Room 455 Flat 65, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 318 Flat 46, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 368 Flat 52, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 429 Flat 62, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 388 Flat 57, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 441 Flat 64, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 447 Flat 64, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX
Room 315 Flat 46, Beech Court Oak House, 1 Moseley Road, Manchester, M14 6HX

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
Regulation 7 Direction (Control Advert) - Control Of To Let Boards (Fallowfield Central)
Area Team Boundary - Name: SOUTH AREA