

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135066/JO/2022

Date registered valid: 28 September 2022

Proposal: Variation of conditions 2 (specified plans) and 22 (operating hours of outdoor pitches) attached to planning permission, ref: 129076/VO/2022 to enable the use of the outdoor pitch on Mondays to Fridays 0830 to 2100hrs, on Saturdays 0900 to 2100 hrs and Sundays on 1000 to 2000 hours, and elevational alterations including the installation of an external flue to a classroom

Address: Former Showcase Cinema, Hyde Road, Manchester, M12 5AL

Ward(s): Longsight Ward

Applicant: Manchester City Council Town Hall, Albert Square, Manchester, M60 2LA

Agent (if any): Mr Sam Beresford Tetra Tech Quay West, Media City, Trafford Wharf Road, Manchester, M17 1HH

Case officer: Sue Wills
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Recommendation: Approve

Date of recommendation: 8th December 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Smallscale Major Other

Date of site visit:

Standard consultations:

Printed: 5 October 2022 Expired: 26 October 2022

Neighbour notifications

Printed: 5 October 2022 Expired: 26 October 2022

Site notice

Posted: 13 October 2022 Expired: 3 November 2022

Press advert

Published: 11 October 2022 Expired: 1 November 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site was formerly occupied by the former Showcase cinema, which was demolished in connection with a prior notice to demolish application ref: 129662/DEM/2021. The application site is located on Hyde Road, within the Belle Vue area of Longsight ward, and the secondary school approved was approved as part of 129076/VO/2022 and is currently being implemented on site.

To the western boundary of the site, there is an easement which is made up of a large coppice of woodland planting. The site is not located within a conservation area and there are no listed buildings within or adjacent to the site boundary.

Planning History

Historically, the site formed part of the Belle Vue Zoological Gardens, which consisted of a fairground, pleasure gardens, zoo, concert hall and several boating lakes until the late 1980s, when it was closed and redeveloped for use as a cinema.

Planning permission for the erection of 14 screen multiplex cinema with associated car parking for 1,000 vehicles and siteworks including landscaping. (ref. 032047) was approved on 1st September 1988. The cinema closed in March 2020 in response to the Covid-19 pandemic and has remained closed since this time. The site is now under the ownership of Manchester City Council.

Planning permission for the erection of a part three, part two storey detached school building (Class F1) with associated sports facilities, access, car parking arrangements, landscaping and boundary treatment following the demolition of existing cinema building (ref: 129076) was approved subject to conditions 28.04.2021

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The immediate surrounding area is characterised by buildings of varying heights, from single storey to three storeys. The surrounding buildings and land uses range from a large retail unit to the north west of the site on Hyde Road , a leisure facility (Bingo Hall) , and a former snooker club to the east of the site , and pockets of residential areas located adjacent to the north east and west of the proposed development site. To the south east of the site is a former Greyhound racing stadium , which was been granted planning approval (ref: 122160) for a residential development comprising erection of 80 no. apartments within 1 no. part 3 part 4 storey block and 1 no. 3 storey block and the erection of 167 no. 2 and 2 1/2 storey dwellings with associated car parking, boundary treatments and landscaping, the creation of new roads and access points off Kirkmanshulme Lane, site remediation and other associated engineering works following the demolition of the existing buildings. There is also the Belle Vue Sports Village, comprising a Speedway stadium with grandstand, an indoor sports centre and a 4G all-weather sports pitch to the south of Kirkmanshulme Lane .

Description of Previously Approved Development

The previously approved development comprised a part two, part three storey secondary school, with 8610m² of new build floorspace, set in a 5.4 ha site. The area of the site to be developed covered approximately 4.1 hectares, with a significant part of the site parallel to the western boundary which is landscaped with trees, and subject to an easement being retained as part of the scheme.

The approved scheme involved the creation of a eight-form entry secondary school catering for a maximum of 1,200 students (once at full capacity) across the Year 7 to Year 11 age groups, (ages 11-16), with the school to be opened in 2022, with the first cohort of 240 pupils to the Academy being temporarily accommodated for the 2021/22 academic year at the neighbouring Connell Co-op College site (planning permission for this accommodation ref:128960/FO/2020 was approved 15.03.2021). Upon completion of the proposed development, the first year group, as well as the new year 7 cohort would move into the new school for the 2022/23 academic year. The projected number of teaching staff was 75, with an additional 55 supporting staff. The approved school building was positioned on a similar location to the former Showcase Cinema building facing onto Hyde Road, and was in the form of an 'L 'shaped building. The school would generally be open between the hours of 0730 and 1645 hrs, with a breakfast club operating from 0730 hrs until the school starts, and after school activities for pupils until 1645 hrs.

The staff and visitor entrance to the approved secondary school faced onto Hyde Road, with the area in front of the entrance being over sailed by the upper floors. The ground floor of the school comprised a main hall/activity space, drama studio, sports hall and associated changing facilities, library (accessible to the community) and associated community room, classrooms, and associated dining hall and kitchen facilities. The main entrance, and secondary entrances for pupils are located to the rear of the building, together with a further entrance to give direct access the sports hall and changing facilities, so it can be used outside of school hours by the local community. At first floor level was a school library and further classrooms, with additional classrooms within the second floor element of the proposed development.

Furthermore, users from the community were to have access via the main entrance for direct access into the main hall and dining area, for school's events and out of hours community use. In addition to the main school building and attached sports hall, the external facilities included; car parking and pupil drop-off area; 1no. senior grass football pitch; 1no. junior grass football pitch; 1no. five-a-side grass football pitch; 1no. Multi-use Games Area (MUGA), (3no. tennis courts / 3no. basketball courts / 1no. five-a-side football court / 3no. net ball courts); 12no. grass

training grids; outdoor recreational space for students, together with landscaping and retained green spaces.

The existing vehicle access to the site from Hyde Road was to be retained in an adjusted format, providing an aligned signalised junction with Hyde Road and Belle Vue Street. This access formed the primary vehicle access for the site. An existing secondary vehicle access at the southern end of the site was to be retained from Kirkmanshulme Lane, to be used on an infrequent basis for some servicing vehicles and for emergency access. Pedestrian and cycle access was possible from both Hyde Road and Kirkmanshulme Lane.

A staff and visitor car park was approved with 10 visitor spaces, 6 spaces for disabled users and 79 spaces for staff as well as a designated pupil drop-off area on the site, with 18 drop-off/pick-up parking bays. A cycle parking hub for pupils with capacity for 120 bicycles was approved alongside the car park, with additional provision for staff (10 spaces) and provision for visitors at the main entrance (10 spaces) . 10 electric charging points were proposed within the car parking area.

A designated servicing and bin storage area to the rear of the school building was also incorporated.

The approved building was contemporary in design, comprising bluff blend and grey brickwork with dark grey vertical metal cladding.

The approved boundary treatments were predominantly to be in the form of black coloured weldmesh fencing varying in height from 1.8m to 3.0m around the proposed MUGA , with 1.8m close boarded timber fencing used in some locations within the development.

The memorial stone relating to the Belle Vue Zoological Gardens located at the entrance to the site was to be retained as part of the scheme.

Description of development

Consent is sought to vary condition no.2 (specified plans) and condition no.22 (operating hours of outdoor) attached to planning permission, ref: 129076/VO/2022 to enable the use of the outdoor pitches on Mondays to Fridays 0830 to 2100hrs, on Saturdays 0900 to 2100 hrs and Sundays on 1000 to 2000 hours, and elevational alterations including the installation of an external flue to a classroom.

The proposed 250mm diameter vertical flue would serve an internal brazing hearth within the school's resistant materials classroom. The proposed flue would be light grey (RAL 7004) in colour and would be located on the southern (rear) elevation, and would project above the eaves level by 1metre.

The brazing hearth which the flue would serve provides a classroom tool which would allow for the operation of a gas-powered blow torch for the heating of metal, with the flue omitting any heat and fumes associated to this process. Given the nature of this use, the planning agent has advised that the brazen hearth and flue are only likely to be used very infrequently for undertaking this specific task.

In regard to the use of the outdoor sports facilities (sports pitch /sports field and MUGAs) , condition no.22 currently restricts their use to 09:00 - 21:00 Mondays to Saturdays and Sundays, 10:00 to 20:00 hours. Consent is sought to enable the outdoor sports facilities (sports pitch /sports field and MUGAs) to be used 08:30 – 21:00 Mondays to Fridays, 09.00 – 21:00 on Saturdays and Sundays, 10:00 to 20:00 hours.

The proposed amendment is sought to align the permitted hours of use for the outdoor sports pitches with the school's timetable. The school day commences with registration at 08.30, with lesson 1 commencing at 08:45. At the time the original planning application was submitted, the intended start and end times for the school day, as well as for the community use were not established. These have subsequently been confirmed.

Consultations & Notification Responses

The proposal has been advertised in the local press (11th October 2022) as a major development and as being a development of Public Interest, and a site notice was displayed at the application site (13th October 2022). Notification letters have been sent to an extensive area of local residents and businesses, on the basis of the original application consultation.

Local residents and local businesses – An email has been received from a local resident, advising that they did not receive the letter associated with the development of the school on the site and as such do not understand why they are now being consulted .

They further advise that the area has a bats colony, and they contacted the council and informed them, but apparently someone had already completed a survey which stated there wasn't a bat population in the area. They query this as they see bats every evening at dusk. They feel that the council are not interested in what the community have to say in these matters and if they oppose development, it goes ahead anyway (citing Belle Vue Speedway as their example) . They advise that they know there are a large population of people in the area that were opposed to the school, especially as they have St Peters school close by.

Manchester Active – Have no objection to the changes to the conditions.

Highways Services (Local Highway Authority and Transport for Greater Manchester) - Have no objection to the proposed amended hours for the outdoor pitch.

Environmental Health - have no comments for the above application.

Design for Security - have no concerns with the proposed variation of both conditions 2 and 22.

Sport England –

Condition No.2 - The variation of condition 2 by the addition of an external flue to the south elevation does not raise an issue for Sport England.

Condition No.22 – Sport England supports the expansion of the hours of use of the 'outdoor pitches'. For clarity, it is assumed the expansion of hours relates to all outdoor sports facilities (sports pitch /sports field and MUGA's) as decided in condition No.22.

It is also assumed that the extended hours will be reflected in the Community Use Agreement required by condition 40, although it is recognised that community use is unlikely to take place weekday mornings.

EIA screening

The proposed development of a secondary school on the site of the former Showcase cinema site was subject to a screening opinion following a request from the applicant dated 18th December 2020. In coming to a formal opinion on whether an Environmental Impact Assessment (EIA) was required to support the proposed development, Manchester City Council, as Local Planning Authority, took into account the supporting information contained within the applicants correspondence, and the supplied drawing refs: Existing Site Red Line Plan – Dwg no. XX-DR-L-90-0001 Rev P01; and Proposed Site Landscaping Plan – Dwg no. 08191-SPACE-00-XX-DR-L-01-001. It was also noted in the assessment that the applicant's correspondence had been informed by the following documents:

- Existing authorised land use and proposed land use;
- Bat Survey – Showcase Cinema;
- Ecological Desk Study and Site Visit;
- Arboricultural Assessment of trees on and adjacent to the site;

- Highways Scoping Report;
- Phase I Geo-Environmental Desk Study; and
- Phase II Ground Investigation & Assessment.

It was concluded that this development would have some impact on the surrounding area. However, it was judged that these impacts would not be significant to warrant the submission of an Environmental Impact Assessment. Therefore, the opinion of the City Council, as Local Planning Authority, was that an Environmental Impact Assessment was not required in this instance. A screening opinion to that effect was issued on 31st December 2020.

Issues

Policy Context

Land Interest

The City Council has a land interest in the site, and the proposal.

National Planning Policy Framework (NPPF)

National Planning Policy Framework (NPPF) - This Framework came into effect on 27th March 2012 and was amended and updated in July 2021. It sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The Framework has been related to the proposed development, with particular emphasis given to the following:

Chapter 8: Promoting healthy and safe communities

Paragraph 92 states that planning decisions should aim to achieve healthy, inclusive and safe places which:

- a) Promote social interaction;
- b) Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion;

Paragraph 93 discusses the importance of providing social, recreational and cultural facilities and services that communities need.

Paragraph 95 specifically relates to the provision for school places and states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

- Give great weight to the need to create, expand or alter school through the preparation of plans and decisions on applications; and
- Work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

It is considered that the proposed revisions would enable improved access to sports provision at the new secondary school to meet demand in the east of Manchester. The previously approved proposals were designed provide safe and accessible new sports facilities for use by the school and local community. It is not considered that the additional 30 minutes if use each weekday morning would harm residential amenity. Chapter 8 would therefore be positively responded to.

ii. Chapter 9. Promoting sustainable transport

Paragraph 110 states that in assessing applications for development, it should be ensured that:

- a) Appropriate opportunities to promote sustainable transport modes can be made dependent of the type of development and its location;
- b) Safe and suitable access to the site can be achieved for all users; and
- c) Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

The development would be used by students who are likely to walk or get public transport to the premises. The school is located on Hyde Road which has numerous frequent bus services, and is in walking distance of further bus services on Mount Road and rail services at Belle Vue Station at the junction of Hyde Road and Mount Road. Cycle storage facilities are proposed within the development. The development would therefore incorporate sustainable transportation options and chapter 9 would be positively responded to.

ii. Chapter 12: Achieving well-designed places

Paragraph 126 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 states that planning and decisions should ensure that developments:

- o Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- o Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- o Are sympathetic to local character;
- o Maintain a strong sense of place;
- o Create places that are safe, inclusive and accessible and which promote health and well-being and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

In this case, the development would involve minor elevational changes to facilitate the installation of a flue to serve an internal brazing hearth within the school's resistant materials classroom, associated with the recently built part three, part two storey detached school building. The school was designed to be contemporary in nature and was considered to be acceptable in terms of its form and siting. The proposed flue is not considered to detract from the design of the school.

On this basis, it is considered that chapter 12 would be appropriately responded to.

iii. Chapter 14. Meeting the challenge of climate change, flooding and coastal change

Paragraph 152 seeks to ensure that new development is planned in ways which help to reduce greenhouse gas emissions through means such as through its location, orientation and design.

Paragraph 159 seeks to direct development away from areas which are at the highest risk of flooding.

Paragraph 163 sets out that, in the determination of planning applications, local planning authorities should ensure that flood risk is not increased elsewhere and that, where appropriate, planning applications should be supported by a site-specific flood risk assessment.

Paragraph 169 specifies that major developments should incorporate sustainable urban drainage systems, unless there is clear evidence that this would be inappropriate. These systems should take account of advice from the lead local flood authority; have appropriate proposed minimum operating standards; have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and have multifunctional benefits, where possible.

The approved development was designed with a fabric first approach, and through location, orientation and design would give rise to a sustainable development. The proposed amendments do not affect these aspects of the approved scheme.

On this basis, it is considered that chapter 14 would be appropriately responded to.

iv. Chapter 15 - Conservation and enhancement of the natural environment

Paragraph 174 sets out that planning decisions should enhance the local environment through

means including:

- Minimising impacts on and providing net gains for biodiversity;
- Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water, noise pollution or land instability.

Paragraph 183 sets out that planning decisions should ensure that a site is suitable for its proposed use, taking into account of ground conditions and any risks arising from land instability and contamination.

Paragraph 185 states that planning decisions should also ensure that development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment. In doing so they should:

- Mitigate and reduce to a minimum the potential adverse impacts resulting from noise from new development;
- Limit the impact of light pollution from artificial light on local amenity.

The previously approved development was designed in the knowledge of the ground conditions present at the site. Furthermore, the approved landscaping scheme retains all the trees on the periphery of the site include those present on the area of the easement to the western margins of the site, and includes significant levels of new tree planting. Careful consideration was given to the external lighting being proposed, together with the associated lux levels.

The proposed amendments do not affect these aspects of the approved scheme.

On this basis, it is considered that chapter 15 would be appropriately responded to.

National Planning Policy Guidance (NPPG)

The relevant sections of the NPPG are as follows:

Noise : states that 'Local planning authorities' should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- engineering: reducing the noise generated at source and/or containing the noise generated;
- layout: where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;
- mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building.

Design states that where appropriate the following should be considered:

- layout - the way in which buildings and spaces relate to each other
- form - the shape of buildings
- scale - the size of buildings
- detailing - the important smaller elements of building and spaces
- materials - what a building is made from

Travel Plans, Transport Assessments in decision taking states that applications can positively contribute to:

- encouraging sustainable travel;
- lessening traffic generation and its detrimental impacts;
- reducing carbon emissions and climate impacts;
- creating accessible, connected, inclusive communities;
- improving health outcomes and quality of life;

- improving road safety; and
- reducing the need for new development to increase existing road capacity or provide new roads.

These largely relate to detailed aspects of a planning submission which are addressed in the following section of the report; the conclusions of the necessary assessments is that the proposal accords with the general principles of the NPPG.

Core Strategy

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.

Appendix C of the Core Strategy has a list of superseded policies and their replacements. 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.

The following specific policies are considered to be particularly relevant to the proposed development:

Policy SP1 - Spatial Principles

The secondary school in Longsight ward will make a positive contribution to the neighbourhood by improving local services: it will improve access to local sports facilities - both the external grass pitch, MUGA and the sports hall will be publicly accessible. It will also provide improved educational facilities in the local area. The extended hours of use of the outdoor sports facilities on weekday mornings is required to take account of the school curriculum.

Policy EC 1 - Employment and Economic Growth in Manchester;

The proposal would lead to the creation of new jobs. This aspect of the scheme was considered as part of the originally approved scheme. The proposed amendments do not affect these aspects of the approved scheme.

Policy EC 2 - Existing Employment Space

The creation of a secondary school of the site would broadly accord with policy EC2, in that it would enable the site to continue to facilitate employment in this area of Longsight .

Policy EN 1- Design Principles and Strategic Character Areas

Policy EN1 outlines that all development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

Policy EN 3 - Heritage

Historically the site was occupied by Belle Vue Zoological Gardens, and there is a memorial stone and plaque within the existing landscaped area to the Hyde Road frontage, which has been retained in situ. The former building on the site was not listed nor a non designated heritage asset. In view of the observations from GMAAS as part of the previous approval , it is considered that there is no archaeological interest that will be impacted on by the proposed development. The proposed amendments do not affect these aspects of the approved scheme.

Policy EN 8- Adaptation to Climate Change

All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list:

Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability.

Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways

The need to control overheating of buildings through passive design

The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation.

An Energy and Sustainability Statement accompanied the previous approval and included a BREEAM pre-assessment which indicated that a 'very good' rating would be achievable.

The approved school was designed to be a well-insulated modern building thereby reducing carbon emissions. This in conjunction with the proposal to incorporate the installation of electric vehicle charging points as part of the previously approved scheme was welcomed and was expected to assist in managing matters arising from climate change in the future. The development therefore accorded with the aspirations within policy EN8. The proposed amendments do not affect these aspects of the approved scheme.

Policy EN 9 - Green Infrastructure

The previously approved scheme was designed to lead to the creation of additional green space due to the additional areas of soft landscaping for informal play and the provision of a grassed sports pitch within the site .

The site is not located within the Manchester Green Infrastructure Network.

Policies EN 10, EN 11 and EN 12 - Open Space, Sport and Recreation Facilities

The previously approved development included the provision of a senior grass football pitch, a junior grass football pitch, together with a . five-a-side grass football pitch, and a Multi-use Games Area (MUGA), (3no. tennis courts / 3no. basketball courts / 1no. five-a-side football court / 3no. net ball courts). In addition, 12no. grass training grids, and outdoor recreational space for students was also approved. It was considered that the proposals would provide accessible high quality, sports facilities that would be available for use by local residents out of the core times required for use by the school.

The indoor sports hall also provided a further sporting facility which would also form part of a community access agreement . It was considered that the proposed development would contribute the level of sports facilities available locally for used by both the students and the local community, and accord with policies EN10, EN11 and EN12. The increased hours of use proposed are to enable the outdoor sports facilities (sports pitch /sports field and MUGAs) to be used 08:30 – 21:00 Mondays to Fridays, to align the permitted hours of use for the outdoor sports pitches with the school's timetable, and improve access to the proposed outdoor sports facilities.

Policy EN14 -Flood Risk

In line with the risk-based sequential approach, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA).

The previously approved application was accompanied by a Flood Risk Assessment and Outline Drainage Strategy rev.P01 January 2021 , which identified that the site was in an area identified as having a 'low' probability of flooding on the Environment Agency Flood Map and is

located in Flood Zone 1. This issue was dealt with as part of the earlier consent. The proposed amendments do not affect these aspects of the approved scheme.

Policy EN15- Biodiversity and Geological Conservation

As part of the earlier approval trees were to be retained where possible, which effectively meant that for the most part trees within the site which were located towards the periphery would all be retained. It was also proposed to incorporate significant levels of tree planting as part of the soft landscaping scheme, and to provide bird and bat boxes to improve biodiversity at the site. The proposed amendments do not affect these aspects of the approved scheme.

Policy EN16 - Air Quality

The previously approved application was accompanied by an Air Quality Assessment. This issue was dealt with as part of the earlier consent. The proposed amendments do not affect these aspects of the approved scheme.

Policy EN18 - Contaminated Land and Ground Stability

The site investigation accompanying the previous approval showed that there was some contamination on the site due to its history of industrial uses. This issue was dealt with as part of the earlier consent. The proposed amendments do not affect these aspects of the approved scheme.

Policy EN19 - Waste

Plans were considered in connection with the previously approved scheme which showed the location of the proposed bin store together with details on the type of waste and capacity of the storage proposed. This issue was dealt with as part of the earlier consent. The proposed amendments do not affect these aspects of the approved scheme.

Policy T1 - Sustainable Transport

The school is located within an area served by numerous bus services on Hyde Road and Mount Road, and is in walking distance of Belle Vue Station on Hyde Road close to the junction with Mount Road. The approved scheme included measures to support future sustainable travel, including a high level of cycle parking and the adoption of a Travel Plan, which accorded with the aspirations of Policy T1. The proposed amendments do not affect these aspects of the approved scheme.

Policy T2 Accessible areas of opportunity and need

The Transport Assessment accompanying the earlier planning approval indicated that the site benefits from a good level of accessibility by all transport modes. Measures were included as part of the development to support non-car access. Policy T2 also outlines a requirement for developments to provide the appropriate level of parking that meets the realistic requirements of the users of the development. The supporting information which had been submitted with the previous approval indicated the level of parking that will serve the development, in conjunction with the travel plan would meet the operational needs of the proposal, and would therefore accord with the aspirations of policy T2. The proposed amendments do not affect these aspects of the approved scheme.

Policy DM1 Development Management

Policy DM1 Follows the principles advocated in the aforementioned policies and informs that all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

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

- Effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Developers will be required to demonstrate that new development incorporates sustainable construction techniques.

As set out within the issues section of this report below, the application proposals are considered to accord with policy DM1 of the Core Strategy.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (2007)

In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. The Guide states the importance of creating a sense of place, high quality designs, and respecting the character and context of an area. The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance provides a framework for all development in the City and requires that the design of new development incorporates a cohesive relationship with the street scene, aids natural surveillance through the demarcation of public and private spaces and the retention of strong building lines. The importance of considering the needs of children and young people in the proposed design of open space areas is also recognised, with particular reference given to the requirement for safe routes to schools needing to be an integral feature of new development schemes.

Guidance within Chapter 3 requires developments to be fully inclusive and accessible for all and take into consideration the requirements of disabled people. Chapter 4 seeks the adoption of energy efficient design. In respect to non-residential developments the guidance identifies that the City Council will encourage developers to use the BREEAM standards to assess the environmental performance of buildings and that development should achieve a post construction rating of 'very good'. However, the guidance indicates that alternative modelling tools that enable the developer to exceed the requirements of BREEAM are also encouraged. Chapter 8 promotes consultation with Greater Manchester Police, to incorporate measures to help crime prevention through design

The approved development was considered to have been designed to reflect the sites context and relationships with the surrounding area to provide strong built form and therefore accorded with the general principles of the Guide to Development SPD. The proposed amendments do not affect these aspects of the approved scheme.

Manchester Green and Blue Infrastructure Strategy

The Manchester Green and Blue Infrastructure Strategy Action no.5 seeks to embed green infrastructure as part of the school new build and major refurbishment. The previously approved scheme increased the levels of soft landscaping at the site, and incorporated a grassed sport pitch on areas currently occupied by hardsurfacing, thereby according with the objectives in the strategy. The proposed amendments do not affect these aspects of the approved scheme.

Issues

Principle of use

The principle of the use of the site for a school was established as part of the earlier planning approval. The school is located on the site of the former Showcase multiplex cinema site in Longsight ward.

National Planning Policy gives considerable weight to proposals for a new school. The provision of a new secondary school to serve this area of Manchester was therefore afforded weight in its own right, with this location being accepted in principle for educational development.

Educational Need

The Core Strategy recognises the importance of education to the social and economic progress of the city. Objective 1 'Spatial Principles' (Policy SP1) refers to improving access to education by locating it in areas that reduce the need to travel and providing good access to sustainable transport provision.

Over recent years Manchester's population has experienced significant continued levels of growth. East Manchester has seen substantial levels of development over recent years, significantly increasing the resident population in the area.

There are presently large cohorts of primary school aged children in the area, as has been identified in the school census, and this will lead to a subsequent need and demand for future secondary school places. There is also a long-established trend of in-year applications for places at both primary and secondary schools in the area, with pupil cohorts increasing throughout the academic year. As a consequence of this demand, the Council identified there was a need to establish and open a new secondary school in East Manchester by September 2021.

The Council's School Places & Admissions Report, published in February 2020, provided data relating to 2019 school admissions and pupil forecasts. Section 2 of the report stated that the September 2019 Year 7 mainstream intake was 6,295 and that further demand was anticipated as families move into the city. This was projected to increase to 6,732 places for the September 2020 intake, 6,952 for the September 2021 intake and to 7,046 in September 2022. The projected increases were linked with a noted rise in demand for, and a recorded trend of increasing pupil numbers entering primary school education.

The report noted the Council has been seeking to safeguard sites for future development to accommodate a new secondary school in East Manchester to meet the growing need for places, and specifically identified the Showcase Cinema site as a preferred option to develop a secondary school. The increased demand within East Manchester was originally intended to be met through the development of a secondary school at Matthews Lane, however a decision was taken to abandon this site due to significant costs which would have exceeded the Department for Education's affordability measures. The decision to progress the Showcase Cinema site to provide a new secondary school was subsequently taken to address the need within East Manchester.

Paragraph 95 of the NPPF identifies that the Government places great importance in ensuring a sufficient choice and supply of school places are available to meet the needs of existing and future communities. Given the identified need to provide additional secondary school places in East Manchester, it was considered that the proposed development accords with the aspirations of the NPPF to supporting educational development and the provision of school places.

Loss of Employment

This matter was fully addressed as part of the previously approved scheme, when it was acknowledged, that the development would involve the loss of an employment generating use, but that school development would have the potential to deliver economic benefits to the area, by the provision of employment opportunities directly at the school, and would lead to the

development of a secondary school, which would provide students with qualifications they will need to secure employment, apprenticeships or to continue their education, which would broadly accord with policies EC1 and EC2.

Design and Appearance

The approved school development was designed in the form of an 'L' shaped building in a similar location on the site as the former Showcase Cinema, in that it was sited to be in proximity to Hyde Road and would contribute to the street scene on a busy main radial route into the City.

The location of the building was also designed to enable (for the most part) the tree planting and soft landscaping to the perimeter of the site to be retained and provide a mature landscaped setting to the proposed building.

The approved school building was part three, part two storeys in height, and the height of the development was assessed in relation to the character of the surrounding area, in particular the two-storey residential element of the houses to the west of the site beyond the retained easement planted with trees, and to the north of Hyde Road, together with the commercial buildings to the north west and east of the site. The school was located further west within the existing site than the former cinema building, but was a significant distance from existing buildings on adjacent sites. Given the location of the building it was considered that the proposed scale of the proposed development was a suitable and appropriate response to the local area in which it would be located.

The proposed school was contemporary in design and comprising buff/grey brickwork for the double hall sports hall element within the eastern section of the building, and for the three storey rearward projecting part of the building. A contrasting brick was chosen for between the windows to break up the large brick elevation, and grey brick has been chosen for the main core of the building.

The central core and public facing block were composed of a grey brick base with dark vertical metal cladding above. The cladding on the upper levels was proposed to be used to assist in the reduction of the mass of this central block. A central glazed area was proposed the key performance spaces and the sports hall. It was considered that the proposed palette of materials would be acceptable in this location, however, in order to fully assess the impact of the suggested materials it was recommended that a materials condition is attached to any approval to require the submission of samples, and this condition has been subsequently discharged.

The proposed installation of a 250mm diameter light grey flue to the rear elevation under consideration as part of this application, is not considered to be visually obtrusive, nor is it considered to detract from the design and character of the recently constructed building.

Visual Amenity

The design for the school building was formulated to assimilate appropriately to its surroundings and the host site, and the approved scheme was considered to be in-keeping with the scale of neighbouring buildings in the surrounding locality. The school building itself was set back within the site, but had a frontage to Hyde Road, and created a focal point in the streetscene.

The site was not considered to represent a particularly sensitive location in respect to visual amenity. The design which was approved was considered to be appropriate for the existing character of the surrounding physical environment, using high quality materials to provide visual interest within the Hyde Road streetscene, through presenting a modern contemporary design. This included the incorporation of a distinctive expansive plaza to be created in front of the school's front elevation. Furthermore, the approved scheme was supported by a complementary landscaping and planting scheme to enhance the setting of the scheme within the Hyde Road streetscene,

No heritage assets would be potentially impacted by the proposals. The application site is not within a Conservation Area and there are no Listed buildings in the neighbouring vicinity which the development proposals would potentially impact the setting of. The proposed amendments do not affect these aspects of the approved scheme.

Residential Amenity

There are some residential properties facing the site where the school is located. The development of the site with built form, whilst undoubtedly having some impact, was not considered to give rise to significant impacts to residential amenity, particularly as the due to the height of the school building, and it being centrally located between the western and eastern boundaries of the site.

The orientation and siting of the school building was designed to provide suitable set-back distances to the surrounding neighbouring properties in order to reduce the level of impact on the amenity of the occupiers of nearby dwellinghouses to the north and east of the site, and retain appropriate levels of privacy and amenity for all neighbouring occupants.

The closest neighbouring properties to the proposed school building are residential properties found to the west of the site, the nearest of which are on Bracewell Close where a number of properties have private rear garden which share their boundary with the western site boundary. At the close point there a distance of 27m would be retained between the rear boundary of the closest residential property and the eastern elevation of the school building. This would provide a minimum elevation to elevation separating distance of 33m. The majority of properties found to the west of the site are sited a significantly greater distance away from the school building. In addition, mature trees and vegetation lines the western boundary of the site which serve to provide screening between the school building and the neighbouring residential properties. Given the combination of the landscaped buffer and distance involved between the proposed school buildings and existing properties it was considered that there would be no undue harmful impact.

In the southern half of the site the sports pitches were sited as far as feasible towards the eastern boundary, away from the neighbouring residential properties. The approved lighting scheme did not include the installation of floodlighting to the proposed pitches, so subject to a suitable condition controlling the hours of use, it was not considered that the proposal would give rise to unacceptable impacts in terms of residential amenity. Although, it was acknowledged that activity relating to the outdoor sports facilities may be audible from neighbouring houses during the day.

The school by its nature will increase comings and goings from the site from its former use as a vacant cinema. However, this site previously was used as a 14 screen cinema with a 1,000space parking facility, it was not considered that the proposed use would not give rise, significant impacts from arrivals and departures from the site. Whilst it was acknowledged these would be concentrated at peaks at the start and end of the school day, rather than the varied times due to the staggered nature of the film timings at the cinema, any noise and disturbance will be limited to school hours and not the late night departure associated with the previous use as a multiplex cinema.

In regard to the use of the outdoor sports facilities (sports pitch /sports field and MUGAs), condition no.22 currently restricts their use to 09:00 - 21:00 Mondays to Saturdays and Sundays, 10:00 to 20:00 hours. Consent is sought to enable the outdoor sports facilities (sports pitch /sports field and MUGAs) to be used 08:30 – 21:00 Mondays to Fridays, 09:00 – 21:00 on Saturdays and Sundays, 10:00 to 20:00 hours.

The proposed amendment is sought to align the permitted hours of use for the outdoor sports pitches with the school's timetable. The school day commences with registration at 08.30, with lesson 1 commencing at 08:45. At the time the original planning application was submitted, the intended start and end times for the school day, as well as for the community use were not established. These have subsequently been confirmed. It is not considered that the use of the

outdoor sports facilities from 08:30am on weekday mornings would give rise to significant adverse impacts to the residential amenity of local residents.

Noise

The previously approved scheme was accompanied by an acoustic design strategy report, which considered both the potential noise impacts upon the closest neighbouring occupants as well as to ensuring that an appropriate noise environment for teaching would be achieved at the site. The report identified that the main source of noise would be from traffic on Hyde Road and Kirkmanshulme Lane, and that the school would not significantly influence or materially change this situation. The noise survey data has been used to predict noise levels affecting the development and establish insulation requirements for the building fabric and to establish appropriate maximum noise limits for any required external plant equipment.

The internal configuration of the school was designed to locate rooms with the highest internal operational noise levels i.e. the main hall, drama studio and sports hall at the front of the proposed building closest to Hyde Road.

It was not expected that the proposed school facilities would produce unacceptable levels of noise pollution. The site would be an education facility which would be primarily operated during the day, and any particular plant or other items which would generate noise would, if necessary be acoustically insulated to prevent unacceptable noise outbreak.

It was, however, recommended that a condition was attached to ensure that the externally mounted ancillary plant, and equipment was implemented in accordance with the plant noise limits recommended in the submitted Noise Impact Assessment to ensure that they are appropriately insulated. An application ref: CDN/22/0770 with a view to discharging this condition is currently under consideration.

It was also considered that the temporary impacts of noise associated to construction activity could be appropriately managed through construction management practices and controlled construction working hours.

In relation to the proposed development, it was acknowledged that the creation of external sports pitches and MUGA would lead to the creation of some noise associated with play. However, the sites to the south of Kirkmanshulme Lane, currently accommodate a sports village with a pitch and speedway stadium, and until recent years a Greyhound racing Stadium was located to the south east of the site, which also accommodated stockcar events. Furthermore, there were no proposals to install flood lights to the playing pitches. It was however, recommended the use of the sports pitches and MUGA be restricted to 09:00 - 21:00 Mondays to Saturdays and Sundays, 10:00 to 20:00 hours to reduce the potential noise impacts associated with the use of the sports pitches and MUGA would not adversely impact on the amenity of local residents.

Consent is now sought to enable the use of the outdoor sports facilities from 08:30am on weekdays (Mondays to Fridays) to align the permitted hours of use for the outdoor sports pitches with the school's timetable. It is considered that the proposed additional 30minutes each weekday (Mondays to Fridays) would not give rise to significant impacts to local residents in regard to noise and disturbance. However, Noise Assessment accompanying the original planning approval included a preliminary assessment of the external sports pitches which indicated that local authority criteria may be exceeded, and indicative mitigation measures were raised for consideration, and a condition to enable further exploration of appropriate measures was attached to the approval. This condition has yet to be discharged, and therefore it will be possible for any measures to be brought forward in connection with the discharge of this condition (condition no.25) to take account of the changes to the hours of use of the outdoor sports facilities.

Access and Traffic

The previously approved scheme was accompanied by a Transport Assessment

The primary vehicle access to the site was proposed from Hyde Road. However, modifications to the existing access needed to be implemented to provide a more efficient arrangement to form a signal-controlled site access integrated into the existing Hyde Road/Belle Vue Street signal junction. Signal-controlled pedestrian crossings were to be provided across all junction approaches to facilitate pedestrian access. This access from Hyde Road would serve as the main point of entry and exit for all vehicles visiting the site.

An existing secondary vehicle access at the southern end of the site from Kirkmanshulme Lane was proposed to be retained to primarily serve as a pedestrian and cycle route of access. However, it would also be suitable for use on an infrequent basis for some servicing/maintenance vehicles and for emergency access when requirements arise. The design allowed for both safe pedestrian and cycle access to be available from Hyde Road and Kirkmanshulme Lane.

The Transport Assessment provided analysis of the expected vehicle trips which would result from the secondary school. This data had been analysed in the report against the main junctions identified to be influenced by the new proposed use and suggested that the development would have a negligible impact upon neighbouring junctions, with no significant congestion issues envisaged to occur.

Given the site had already been occupied by a large cinema, it was anticipated that there would be unlikely to be a material increase in the demand for travel in connection with the proposed development overall and above the extant use. Notwithstanding this, consideration was given to the likely demand for travel that would occur as a result of the proposed development.

The report also suggested that the proposed pupil drop-off/pick-up facilities to be provided within the school site would enable significant parking capacity at peak times to assist in minimising any disruption. Furthermore, it was noted that with Hyde Road being a busy principal road through the area which carries daily traffic of more than 25,000 vehicles, the authors of the report were of the view that it would be appropriate to assume that a proportion of vehicular trips generated by the proposed school would represent pre-existing pass-by vehicles movements which would already feature on the local highway network.

The assessment undertaken of the proposals and the identified resultant impacts upon the highway network considered within the Transport Assessment suggested that there would be no significantly adverse impacts upon the local highway network. The scheme would therefore broadly accord with Core Strategy policies T1 and T2.

As mentioned earlier, signal-controlled pedestrian crossing points were proposed to be provided across all junctions in the revised site access/Hyde Road/Belle Vue Street junction. In addition, the report also made reference to proposed off site highway works to Kirkmanshulme Lane, with a pedestrian crossing with refuge island was proposed circa 140 metres west of the secondary site access on Kirkmanshulme Lane to aid pedestrian accessibility to the secondary access point.

Furthermore, that between the proposed pedestrian crossing and site access, Kirkmanshulme Lane would be narrowed in order to promote reduced vehicle speeds by using road markings and kerb buildouts, with a 2m wide parking bay also proposed from the buildout to the site access, with a length of circa 60m.

It was also noted that a traffic calming scheme had been proposed along the section of Kirkmanshulme adjacent to the school site, which was to be delivered to support the approved residential development by Countryside Properties at the site of the former Belle Vue Greyhound Racing Track site (Ref.122160/FO/2018), which was approved in November 2020. This traffic calming scheme included for the introduction of speed cushions on Kirkmanshulme Lane and would not be compromised by the highway works put forward as part of the previously approved application.

Following the updated comments received from TfGM and Highway Services, it was recommended that both the works to the Hyde Road junction and Kirkmanshulme Lane form part of a detailed off site highway works condition. Whilst an updated plan relating to the Hyde Road junction was submitted which has led to the updated comments from Transport for Greater Manchester, as further amendments will be needed in connection with the off site highway works condition, this plan was not referenced in the specified plans condition. The off site highway works condition has been subsequently discharged.

The proposed amendments do not affect these aspects of the approved scheme.

Road Safety , Parking, and Servicing

These aspects of the scheme were fully considered as part of the previous planning approval . The proposed amendments do not affect these aspects of the approved scheme.

Travel Plan and Cycle Storage

These aspects of the scheme were fully considered as part of the previous planning approval . The cycle storage and travel plan conditions have been subsequently discharged.

The proposed amendments do not affect these aspects of the approved scheme.

Contaminated Land

The site was originally part of Belle Vue Gardens, later becoming the Belle Vue Zoological Gardens. Several ponds and boating lake features were subsequently infilled and by 1991 the site was redeveloped to the current layout principally comprising a cinema building and associated car parking. Surrounding land has comprised a mix of industrial, commercial leisure and residential uses. Nearby breweries, tanks, engineering and other works were present locally from the late 1800's, however heavy industrial uses are now no longer present in the local area. The combination of former historical uses, in particular the infilling of the ponds and boating lake have the potential to give rise to ground gas and contaminated land.

The previously approved scheme was accompanied by a Phase 1 Geo Environmental Desk Study and a Phase II Phase 2 Intrusive Ground Investigation & Assessment. The Phase I desktop assessment identified the overall environmental risk of developing the site for the proposed school use to be 'low to moderate'. The identified historical land uses identified at the site were not expected to result in specific significant land contamination issues for the redevelopment of the site. Furthermore, the intrusive Phase II ground investigation assessment identified some contamination in made ground soils including the presence of metals, polyaromatic hydrocarbons and chrysotile . The ground gas assessment identified low gas risk on the site. The investigation reports suggested that the site could be safely developed for the proposed school use subject to the implementation of appropriate mitigation measures, to be identified within a Remediation Strategy for the site.

In view that it was not been possible to undertake intrusive site investigations in the area of the site where the former cinema building is located ,and that a remediation strategy had not been submitted for consideration, it was proposed that a contaminated land condition be attached to any approval to require the submission of a remediation strategy and a subsequent verification report. The element of the condition relating to the remediation strategy has subsequently been discharged .

Unexploded Ordnance (UXO)

A search of Zetica UXO Risk Map identified the site is located within an area of moderate risk from UXO. The area is indicated as having a bombing density of 15 to 49 bombs per 1000 acres.

A Pre-Desk Study UXO Assessment accompanied the original application and, a detailed desk study was not considered essential for this site.

Ecology

The previously approved scheme was accompanied by a daytime bat survey – preliminary roost assessment and a preliminary ecology survey to establish the ecological value of the site, the potential for the site to support protected species and their habitat and any ecological constraints for the redevelopment of the site.

At that time the site comprised predominately of hardstanding (former cinema and large associated car park) with amenity grassland, introduced shrub, plantation woodland, scattered broad-leaved and coniferous tree, and hardstanding. The habitats within the site were common with no nationally rare or locally rare plant species found. Furthermore, there were no statutory or non-statutory designated sites within the site or within a 2km radius thereof.

Limited potential for the site to support any protected species was identified. A preliminary bat roost assessment of the cinema buildings and trees within the site was undertaken. The former showcase cinema building and substation on the site at that time were assessed as having negligible suitability

to support roosting bats. No evidence of bats was identified during the internal inspection of the former cinema building, and there was no evidence of roosting bats was identified during the survey of the site. The cinema building was demolished as part of planning permission ref: 129662. However, a small number of mature trees along the boundaries of the site were identified to possess low and moderate suitability to support roosting bats. Two conditions were therefore attached to the consent. The first required that prior to any works to trees T16 & T19, and trees within Group 8, a pre-commencement inspection of these trees and an activity survey in regard to bats was required to be undertaken, and any mitigation measures arising in associated the tree inspection and bat activity surveys shall be implemented within a timeframe to be agreed with the local planning authority. The other condition required that any works to trees identified as having low potential for bat roost in Day Time Bat Survey December 2020, revision 01 Section 5.1.7 shall be felled using Reasonable Avoidance Measures, with the details of the Reasonable Avoidance Measures being submitted for consideration before any works are undertaken the those trees. The development shall be implemented in accordance with the approved measures.

These conditions were subsequently discharged as part of application ref: CDN/22/0004 on 14th April 2022.

The comments received from the local resident have been noted, and it may be that the bats in the locality are foraging, or are roosting in the retained trees to the west of the school, now the school development is nearing completion.

Ecological matters relating to Greta Crested Newts, Badgers, and nesting birds were fully considered as part of the earlier application, and the proposed revisions do not affect these elements of the approved scheme.

Through the implementation of the school development it was envisaged that a net gain in biodiversity would be achieved, principally through the replacement of extensive areas of hardstanding which had existed at the site and the incorporation of new areas of green landscaping, native tree planting and the retention and improvement of existing green infrastructure. The report accompanying the earlier approval also stated that a 5 year habitat management plan would be produced to ensure the biodiversity of the site is upheld and promoted.

The preliminary ecology survey also suggested mitigation measures including the planting of replacement trees, maximising the use of native species planting, areas of biodiverse planting, and the integrate a variety of bird and/or bat boxes within the development.

A condition was therefore attached to the earlier approval relating to the submission of a scheme to encourage bio-diversity within the application site including the provision measures to encourage habitats for native bird and bat species, which has subsequently been discharged. With a further condition relating to the type design and location of bird and bat boxes to be submitted for approval prior to their installation. An application to discharge this condition is currently under consideration ref: CDN/22/0770.

It is considered that the proposed measures, and conditions would ensure that the scheme accord with the aspirations set out in policy EN 15 (Biodiversity and Geodiversity).

Landscaping

The approved school development introduced formal landscaping to the north of the site which fronts onto Hyde Road. To the south of the building the landscape was to be made up of grassed playing fields. The planting consisted of retained trees to the perimeter of the site, specimen tree planting, low shrubs, wildflower meadow planting and amenity grass. The planning agent indicated that the tree species would be chosen to provide year-round interest, offering screening and shade, and this aspect of the scheme was conditioned.

The proposed tree planting locations would break up the predominantly hard surfaced areas to the front of the site and would be used to create a formal avenue on the pedestrian plaza. The submitted documentation accompany the earlier consent indicated that all trees would be planted with high clear stems to ensure that secure sight lines through the external spaces are maintained. This would also assist with secure by design recommendations.

To enhance the sites biodiversity the proposed site plan allowed for the retention of the mature woodland planting within the easement to the west of the site and retention of mature trees to the

site boundary. The submitted documentation stated that access to the easement would be limited to maintenance only with some access for supervised learning.

Furthermore, it was indicated that the proposed shrub planting would consist of both deciduous and evergreen species, to provide seasonal interest, be low maintenance and to provide some shelter from prevailing winds, with species being chosen for their robustness and their sensory qualities. This aspect of the scheme was conditioned.

To the west of the main entrance plaza is an area open space which has been identified as having the potential in the future to be used as a school or community garden. To further improve the biodiversity within the site it was proposed to plant an area of wildflower meadow within this space. In-between the main pedestrian plaza and the access road there is large area of formal shrub planting which will also provide a setting for the retained Memorial Plaque, which highlights the sites former use as zoological gardens and pleasure grounds.

To the south of the building an area was provided which was to be used by the school as a growing area/kitchen garden, consisting of allotment style planters and would be left unplanted to allow the school to develop their own planting scheme based on curriculum requirements.

The proposed amendments do not affect these aspects of the approved scheme.

Trees

This aspect of the scheme was fully considered as part of the previous planning approval. The proposed amendments do not affect these aspects of the approved scheme.

Invasive Species

Cotoneaster, and also Japanese Knotweed (recorded in five locations on the site, two further locations outside the site, but in proximity to the eastern and south eastern boundary) were present on the site. A condition was attached to the earlier consent to require that an invasive non-native species Method Statement (including detailed mapping of the distribution of the plants across the site; suitable signage and protection from vehicle tracking and/or earth moving; and treatment programme) were submitted for consideration, together with measures relating to the treatment of the Japanese Knotweed and Cotoneaster. This condition has been subsequently discharged.

Games Courts and Sports Provision

The development of the school on the site has involved the removal of large area of tarmac, previously used for parking for cinema users, replacing it with a grass playing field, and a three court MUGA located to the south of the main school building which can accommodate 3 tennis courts, a five a side pitch, 3 basketball courts, netball and hockey practice area.

To the south of the site playing fields would be marked out for summer and winter sports and is large enough to accommodate a senior football pitch and junior football pitch as well as training grids and a rugby practice pitch in winter, with the summer sports provision having space for a 100m sprint, in addition to softball, hockey, rounders and cricket wickets.

The availability of outdoor play space for the school was considered to be acceptable. A condition was attached to the previously approved scheme to limit the hours of use of the outdoor sports facilities to reduce the potential impact of the proposed development in terms of amenity to residents close to the site. As outlined above consent is now sought to enable the use of the outdoor sports facilities from 08:30am on weekdays (Mondays to Fridays) to align the permitted hours of use for the outdoor sports pitches with the school's timetable.

A condition relating to the submission of a Community Access Agreement, with particular reference to the sports facilities at the site was also attached to the earlier approval, and has subsequently been discharged.

External Lighting

This aspect of the scheme was fully considered as part of the previous planning approval. The proposed amendments do not affect these aspects of the approved scheme.

Air Quality , Drainage, Sustainability , Waste, Access for Disabled People, Secure by Design , and Boundary Treatment

These aspects of the scheme were fully considered as part of the previous planning approval . The proposed amendments do not affect these aspects of the approved scheme.

Matters raised by residents.

All addresses on the street whether the resident lives (who has made comments on this application) were consulted in connection with the development of the school on this site on 13th January 2021 (planning application ref: 129076).

Conclusion

This proposed revisions are considered acceptable in the context of the development of a new secondary school in response to an identified need, which is an essential facility to serve the local community. All other issues have been addressed in the report and subject to conditions the recommendation is to approve in line with the relevant policies.

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 local planning authority in making its decision has had due regard to the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and recommends approval of the application for the reasons outlined in this report. Officers have worked with the applicant in a positive and proactive manner. In this instance there were no major issues to raise with the agent, and the appropriate conditions have been attached.

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 documents and plans :

009433 01-XX- DR-L-90-0001 rev.P01 (Site location plan);

009433 00-DR-A-01-0001 rev.P04 (Level 00 GA);

009433 01-DR-A-01-0001 rev.P04 (Level 01 GA);

009433 02-DR-A-01-0001 rev.P04 (Level 02 GA);
 009433 03-DR-A-01-0001 rev. P01 (Proposed roof plan);
 009433 XX-DR-A-02-0001 rev.P02 (Building elevations sheet 1);
 009433 XX-DR-A-03-0001 rev.P01 (General Arrangement Sections Sheet 1);
 009433 XX-DR-A-21-0001 rev.P01 (Typical Strip Section and Bay);
 009433 XX-DR-A-91-0001 rev.P01 (Aerial perspective);
 009433 XX-DR-A-91-0002 rev. P01 (Visuals)
 HRS-BDP-EX-00-PL-E-6301 rev.P02 (Lighting Systems Strategy External);
 Design and Access Statement January 2021;
 Air Quality Assessment January 2021;
 Crime Impact Statement Version A : 11th January 2021 ref:2020/0754/CIS/01;
 Environmental Standards Statement ref: HRS – BDP-XX-XX- RP-J-0804 January 2021 revision 1;
 External Lighting -Planning Statement ref: HRS-BDP-XX-XX-RP-E -0001 rev.P02 dated 08.01.2021;
 Planning Statement rev. A ref: 784-B118318 dated 11.01.2021 ;
 Statement of Community Involvement January 2021;
 Japanese Knotweed removal proposal ref: 13976;
 Transport Assessment ref: B118318 Issue 1 January 2021;
 Framework Travel Plan ref: B118318 Issue 1 January 2021;
 Acoustic Design Strategy report ref: 3001502(REP)U001 rev.P01 December 2020;
 Preliminary Ecology Assessment rev.01 January 2021;
 Daytime Bat Survey rev.01 – (Preliminary Roost Assessment);
 Arboricultural Assessment rev.01 January 2021
 Flood Risk Assessment and Outline Drainage Strategy rev.P01 January 2021;
 Phase I - Geo-environmental Desk Study ref: Report: 10041634-ARC-XX-XX-RP-ZZ-0002-01-P1DS
 JUNE 2020 Version 01;
 Waste Management Strategy Proforma;
 Ventilation and Extract Planning Statement ref: HRS-BDP-XX-XX-RP-M-5701 rev.01 04.01.2021;
 Received 11th January 2021
 Phase 2 Intrusive Ground Investigation – Land off Hyde Road Ref: 10041634-ARC-XX-XX-RP-ZZ-
 0005-02-P2GIA dated August 2020 version 02 received 24th February 2021;
 Method Statement 001 rev.02 relating to Construction Management received 2nd March 2021;
 Plan refs:
 009433 01-XX-DR-L-910001 rev.P02 (Proposed site plan);
 009433 01-XX-DR-L-910002 rev.P03 (Application boundary);
 009433 01-XX-DR-L-910003 rev.P03 (Proposed site area around building);
 009433 01-XX-DR-L-910004 rev.P02 (Fencing and security plan);
 009433 01-XX-DR-L-910005 rev.P01 (Indicative site sections);
 009433 01-XX-DR-L-910006 rev.P02 (Maintenance Strategy and Access);
 009433 01-XX-DR-L-910007 rev.P02 (Pedestrian and Vehicular access)
 009433 01-XX-DR-L-910008 rev.P02 (Tree retention and removal);
 009433 01-XX-DR-L-910009 rev.P02 (Sports and play provision);
 009433 01-XX-DR-L-910011 rev.P02 (Winter sports provision);
 009433 01-XX-DR-L-910012 rev.P02 (Soft landscaping plan) ;
 009433 01-XX-DR-L-910013 rev.P02 (Hard landscaping plan) ;
 009433 01-XX-DR-L-910014 rev.P02 (Parking plan) ;
 received by email dated 26th March 2021
 Email from planning agent clarifying matters in relation to land in the north-west corner of the site
 16th April 2021;

Plan ref: 009433 01-XX-DR-L-910010 rev.P03 (Summer sports provision) received 16th April 2021;
Email from planning agent clarifying matters in relation to the proposals providing a total of 95 parking spaces, including 79 standard parking spaces, dated 19th April 2021.
Email from planning agent clarifying numbers of electric vehicle charging points and that the photovoltaic array would no longer form part of the proposed development dated 23rd April 2021 .

As amended by plan ref: Building Elevations Sheet 1 009433 01-XX-DR-A-020001 rev.C4 received 28th September 2022.

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 for the City of Manchester.

2) The development shall be undertaken in accordance with Method Statement 001 rev.01 in regard to construction management.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Core Strategy for Manchester.

3) The development shall incorporate the use of Wienerberger Arizona Yellow brick for the main brickwork with the contrast in Timafaya Blue brick and the use of Ash and Lacy drag face grey D802C brick , together with Ash and Lacy cladding system dark grey (RAL 7016) and yellow (RAL 1018) smooth metal cladding in the locations shown on plan ref 01-XX-DR-A-020002 rev.P03 (Elevational Treatment) received 6th January 2022.

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 for Manchester.

4) The hard and soft landscaping treatment scheme for the development shall be implemented in accordance with content of the Landscape Outline specification document Version 04 dated 11 April 2022, and details on the plans referenced below

- Hard landscaping plan ref: 009433 01-XX-DR-L-910013 rev.P02 ;
- Soft Landscaping Plan ref: 01-XX-DR-L-910012 rev.P03 (as updated by Soft Landscaping - Playing Fields West ref: 01-XX-DR-L-910032 rev.P02);
- Soft Landscaping - Site ref: 01-XX-DR-L-910029 rev.P02
- Soft Landscaping - Entrance Plaza ref: 01-XX-DR-L-910030 rev.P02
- Soft Landscaping - Car Park ref: 01-XX-DR-L-910031 rev.P02
- Soft Landscaping - Playing Fields West ref: 01-XX-DR-L-910032 rev.P02
- Soft Landscaping - Playing Fields East ref: 01-XX-DR-L-910033 rev.P02

The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy for Manchester.

5) The car parking facilities shall be implemented in accordance with the letter from the planning agent dated 2nd September 2022 (ref: 784-B118318) , confirming that the car park will be completed and implemented in full, in accordance with the approved plans, in advance of first use of the school. The car parking spaces shall then subsequently be available at all times whilst the building is occupied. The implemented parking spaces shall not be used for any other purpose than the parking of vehicles associated with the use of the building, and the all weather sports pitch.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

6) The cycle storage facilities shall be implemented in accordance with plan refs: CuvaBrella Cycle shelter; CuvaBrella Cycle shelter - 10 Spaces plan ref: BSS-P-21471-90-001 rev.A; CuvaBrella Cycle shelter - 60 Spaces plan ref: BSS-P-21471-90-002 rev.A; Cycle Storage Solutions plan ref: BSS-P-21471-90-003 rev.A , and in the photograph showing stand specification, (Southgrove); and photograph showing stand specification, (Southgrove (2)), in the locations shown on plan ref: 009433 01-XX-DR-L-910004 rev.P04 (Fencing and security plan), 009433 01-XX-DR-L-910007 rev.P02 (Pedestrian and vehicular access), prior to the development hereby approved being occupied or used . The cycle storage facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the Core Strategy for Manchester.

7) The development shall be implemented in full, in accordance with the Coop Academy Belle Vue Travel Plan Final Issue 1 dated August 2022 at all times when the development hereby approved is in use.

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

8) The development shall be implemented highway works shown on plan ref: TfGM UTC Hyde Road / Belle Vue Street drawing ref: A3/3/1091/2. and Belle Vue Academy section 278 works plan ref: 100.21012 - ACE-00-XX-DR-C-02205 rev.P5 received 12th May 2022, prior to the school accommodation being brought into use.

Reason - In the interests of highway safety, pursuant to policy T1 of the Core Strategy for Manchester.

9) Prior to the first occupation of the development hereby approved a management plan for the car parking and drop-off area within the development shall be submitted to and approved in writing by the City Council as local planning authority. The plan shall include:

- Measures to marshall the use of the staff car park and drop off area;
- Measures to discourage use of drop off areas for longer term car parking;
- Measures to be employed to discourage inappropriate drop off of pupils.

Reason - In the interests of highway safety, pursuant to policy T1 of the Core Strategy for Manchester.

10) The electric charging points shall be implemented in accordance with Parking plan ref: 01-XX-DR-L-910014 rev.P04 ; Electrical Services External Services Combined M& E layout plan ref: 009433-IUL- 00-XX-DR-J- 96001 rev.P01 and Technical Submittal Sheet prepared by Integral ref: 009433-IUL-XX-ZZ-SP-E-TS1 - EV Car Charging Points rev.S2 received 6th January 2022 ,together with the content of the letter from the planning agent dated 6th January 2022 ref: 784-B118318 confirming a further 10% of the remaining parking spaces would be future-proofed to allow for additional electric vehicle charging points to be installed if and when the demand arises, and that low voltage duct routing would be installed within the car park to allow for this, as shown on the supporting Electrical Services plan, prior to the school accommodation being brought into use, and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy for Manchester .

11) The development shall be implemented in accordance with the drainage details in the documents and on plan refs:-

Belle Vue Coop Academy Civils Specification ref: 009433-BDP- XX-XX-SP- C-000001 rev.P01 dated 18th May 2021, prepared by BDP;

received 2nd June 2021;

CCTV survey of proposed point of outfall showing invert levels;

Drainage drawings x2

Calculations showing that the drainage has been designed for 1 in 100 year rainfall event with allowance for 40% climate change and that the building is protected from flooding;

Hydraulic calculations;

Correspondence from United Utilities outlining agreeing the strategy and discharge rate dated 22nd April 2021 and 29th March 2021;

Proposed construction details of flow controls and SuDS features;

Overland flow routes (drwg ref: 009433-BDP-01-ZZ-DR-C-520020);

Received 26th July 2021

Surface water manhole schedule sheet 1 of 2 (drwg ref: 009433-BDP-01-ZZ-DR-C- 520030 C02);

Surface water manhole schedule sheet 2 of 2 (drwg ref: 009433-BDP-01-ZZ-DR-C- 520031 C02);

Foul water manhole schedule sheet 1 of 1 (drwg ref: 009433-BDP-01-ZZ-DR-C- 520032 C02);

Site Wide Drainage Strategy General Arrangement sheet 1 of 3 (dwg ref: 009433-BDP-01-ZZ-DR-C-520001 C02);

Site Wide Drainage Strategy General Arrangement sheet 2 of 3 (dwg ref: 009433-BDP-01-ZZ-DR-C-520002 C02) ;

Site Wide Drainage Strategy General Arrangement sheet 3 of 3 (dwg ref: 009433-BDP-01-ZZ-DR-C-520003 C02);

Section185 Diversion works General Arrangement 1 of 3 (drwg ref: 009433-BDP-01-AA-DR-C-520011);

Section185 Diversion works General Arrangement 2 of 3 (dwg ref: 009433-BDP-01-AA-DR-C-520012);

Typical Drainage Details sheet 1 of 3 (dwg ref: 009433-BDP-01-ZZ-DR-C-520301 rev. C02);

Typical Drainage Details sheet 2 of 3 (dwg ref: 009433-BDP-01-ZZ-DR-C-520302 C02);

Typical Drainage Details sheet 3 of 3 (dwg ref: 009433-BDP-01-ZZ-DR-C-520303 C02);

Construction Build Ups (drwg ref: 009433-BDP-01-XX--DR-C-520303)

Belle Vue Coop Academy STR Specification ref: rev.P01 dated 06-08- 2021, prepared by BDP received 18th August 2021;

Section 185 Diversion works General Arrangement 3 of 3 (dwg ref: 009433-BDP-01-AA-DR-C-520013) received 19th August 2021;

Content of planning agent email to Flood Risk Management officers date 25th August 2021.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant national policies within the NPPF and NPPG and policies EN08 and EN14 of the Core Strategy for Manchester.

12) No development hereby permitted shall be occupied until 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;
- As built construction drawings if different from design construction drawings;

- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant national policies within the NPPF and NPPG and policies EN08 and EN14 of the Core Strategy for Manchester.

13) The development shall be carried out in accordance with the Crime Impact Statement (Version A : 11th January 2021 ref:2020/0754/CIS/01), in particular section 4 prepared by Design for Security at Greater Manchester Police. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.

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

14) The development hereby approved shall undergo an Uncertified Sustainability Review to demonstrate the achievement of a BREEAM rating of at least 'very good'. A post construction Sustainability Review document demonstrating achievement of a BREEAM rating of at least 'very good' shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the building hereby approved is first occupied. The Sustainability Review document will provide evidence once the building has been erected that it has been built in accordance with the relevant BREEAM criteria based on the current appropriate BRE manual and has incorporated feasibility measures to minimise the environmental impact and energy use.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

15) a) The development shall be implemented in accordance with the Ground Investigation dated 30th April 2021 (ref: ref: 18170-HYD-XX-XX-RP-GE-0001) prepared by Hydrock, Ground Investigation dated 7th June 2021 (ref: ref: 18170-HYD-XX-XX-RP-GE-0001) prepared by Hydrock, and remediation strategy and verification plan dated 11th June 2021 (ref: 18170-HYD-XX-XX-RP-GE-0002) prepared by Hydrock, gas calibration certificates and the content of a letter from Hydrock dated 25th August 2021.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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

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

16) In regard to piling, the development shall be implemented in accordance with the content of the letter from the planning agent dated 6th January 2022 ref: 784-B118318.

Reason - To ensure that the proposed piling activity is protective of controlled waters in line with paragraph 170 of the National Planning Policy Framework, pursuant to policy EN17 and EN18 of the Core Strategy for Manchester .

17) a) Notwithstanding the contents of the Ventilation and Extract Planning Statement, 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.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

Reason - In the interests of the amenities of occupiers of nearby properties, in order to comply with policy DM1 of the Core Strategy for Manchester.

18) 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 acoustic report. 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 policies SP1 and DM1 of the Core Strategy for Manchester.

19) a) In regard to air quality measures the development shall be implemented in accordance with the content of the letter from the planning agent dated 6th January 2022 ref: 784-B118318 detailing the measures proposed to be incorporated into the design, including :

- A cycle hub with capacity for 120 bicycles to be provided on site as shown on the submitted Parking Plan;
- 10 electric vehicle charging points would be provided initially and additional spaces would be future-proofed to increase the provision should the need arise;
- confirmation that the classrooms along the Hyde Road elevation would utilise non-opening windows with mechanical vents, to provide protection against any fumes and air quality impacts associated with vehicles along Hyde Road for school users;
- Inclusion of low temperature hot water heating systems and energy efficient boilers (Technical Submittal sheet ;ref: 009433-IUL-XX-ZZ-SB-M-TS4 - Gas Fired Boilers S4 and Mechanical Services
- Scoping document re: LPHW Heating System)

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy for Manchester.

20) The School/ Site shall operate in accordance with the hours of operation as set out in paragraphs 2.1 and 3.1 of the Opening hours - Coop Academy Belle Vue Opening Hours report dated September 22 version 2, and not be open outside the approved hours .

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation when the development is complete, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

21) The outdoor sports facilities (sports pitch /sports field and MUGA's shall not be used outside the following hours:-
08:30 - 21:00 Mondays to Fridays ; 09:00 - 21:00 Saturdays and 10:00 to 20:00 hours on Sundays

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation when the development is complete, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

22) The development hereby approved shall be implemented in full accordance with the Waste Management Statement received on 11th January 2021 in the location on plan ref: 009433 01-XX-DR-L-910003 rev.P03 (Proposed site area around building). The approved scheme shall be implemented prior to first occupancy and shall remain operational thereafter.

Reason - To protect the amenity of the occupants of the school once the development hereby approved is occupied, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

23) No deliveries, servicing and collections, including waste collections, shall be carried out before 07:30 a.m. and after 8.00p.m. on Mondays to Saturdays no deliveries/waste collections on Sundays/Bank Holidays.

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

24) Prior to any works to implement the outdoor sport facilities , finalised details of any mitigation measures in respect of noise attenuation to the outdoor sports facilities referred to in the Noise Assessment shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance the approved details.

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 policies SP1 and DM1 of the Core Strategy for Manchester.

25) a) The development shall be implemented in full accordance with the details shown plan refs; - HRS-BDP-EX-00-PL-E-6301 rev.P02 (Lighting Systems Strategy External); and External Lighting - Planning Statement ref: HRS-BDP-XX-XX-RP-E -0001 rev.P02 dated 08.01.2021;
- section 5.1.11 in the Preliminary Ecological report in regard to the western and north western boundary in relation to external lighting
- External Lighting Integral ref: 009433-IUL-XX-ZZ-SP-E-TS12 document date 02.12.2021, including specifications for Spectre WX , Sirocco Park, ACL Industry, Selise Maxi ;
-Electrical Services External Lighting Layout; ref: 009433-IUL-00-XX-DR-E-630001 rev.C01; Received 6th September 2022;
- External Lighting Statement by Integral dated 6th December 2022 ;
- External Lighting report ref: C4C23598 dated 10.03.2022;
- External Lighting Plan (including Lux levels) ref: 23598-DRG-EX- 00001 rev.00 Received 7th December 2022;

Reason - To ensure adequate lighting within the development and to ensure full accessibility within the public realm works, whilst safeguard protected species pursuant to policies EN15, SP1 and policy DM1 of the Core Strategy for Manchester.

26) Prior to occupation of the development a verification report will be required to validate that the external lighting scheme undertaken throughout the development conforms to the recommendations and requirements in the External Lighting -Planning Statement ref: HRS-BDP-XX-XX-RP-E -0001 rev.P02 dated 08.01.2021; section 5.1.11 in the Preliminary Ecological report in regard to the western and north western boundary in relation to external lighting, and plan ref; HRS-BDP-EX-00-PL-E-6301 rev.P02 (Lighting Systems Strategy External. 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 criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties, and to safeguard protected species pursuant to policies EN15, SP1 and policy DM1 of the Core Strategy for Manchester.

27) The development shall be implemented strictly in accordance with the Excavation process and methodology for working within areas of Japanese Knotweed document ref: QR22 V16 JKC dated 21st April 2021.

Reason - To prevent the spread of Cotoneaster and Japanese Knotweed, which have been found on part of the site in accordance with the Wildlife and Countryside Act 1981. and in accordance with policies EN9 and EN15 of the Core Strategy for Manchester.

28) The development shall be implemented in accordance the letter from Britannia Ecological Solutions, which sets out a series of findings and recommendations following an on site survey in regard to nesting birds which was conducted on 24th May 2021,

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Core Strategy for Manchester.

29) The development shall be implemented in accordance with the Method Statement - Trees In Relation to Bats by Britannia Ecological Solutions Ltd.

Reason - To safeguard a European Protected Species (Habitats Regulations 1994) to comply with policy EN15 of the Core Strategy for Manchester.

30) The development shall be implemented in accordance with the Bat Activity Survey by Britannia Ecological Solutions (19 September 2021) ref: BES-2021-503

Reason - To safeguard a European Protected Species (Habitats Regulations 1994) to comply with policy EN15 of the Core Strategy for Manchester.

31) The development shall be implemented in accordance with the biodiversity measures in the Bio-diversity Encouragement Scheme document received 6th September 2022, prior to the occupation of the school and shall be maintained in situ thereafter.

Reason - in the interests of residential development and to encourage bio-diversity pursuant to policies EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

32) Before the occupation of the school hereby approved, full details of the design and locations of bat and bird boxes to form part of the development shall be submitted and agreed with the Local Planning Authority. The permanent bat and bird boxes shall be installed in accordance with the agreed designs.

Reason - To provide a roost for bats a European Protected Species (Habitats Regulations 1994) and bird boxes to comply with policy EN15 of the Core Strategy for Manchester.

33) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plan refs: BDP854/SCHR/05 - Tree Protection Plan 1 of 2 and BDP854/SCHR/06- Tree Protection Plan 2 of 2 and particulars in the Arboricultural Assessment rev.01 January 2021 ; 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 for Manchester.

34) 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 for Manchester .

35) The development shall be implemented in accordance with the information detailed on the Access conditions plan ref: 01-XX-DR-L-910022 rev.P01 received 6th January 2022 ,before that the development is first brought into use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of the Unitary Development Plan for the City of Manchester saved policy DC7, and policy DM1 of the Core Strategy for Manchester.

36) The development shall be implemented in accordance with the Fencing and security plan 01-XX-DR-L-910004 rev.P04 ; Sliding Gate Handling Form ; Specification sheet for 5000-21 STD Barrier Specification sheet for 9000 Sliding Gates received 6th January 2022; and Gate Type plan ref. 01-XX-DR-L-910016 Rev P06 received 17th March 2022, together with the content of the email from planning agent dated 17th March , prior to the occupation of the building and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

37) The development shall be implemented in accordance with the boundary treatment details on plan ref: Fencing and security plan 01-XX-DR-L-910004 rev.P04 received 6th January 2022; Featherboard Panel - Flat Top manufacturers specification; HSF Ballcourt manufacturers fencing specification; and 2.4m x 1.8m D/L gate Gate T2 plan ref: HAD 2360 received 17th January 2022; Email from agent dated 17th March 2022; Gate Type plan ref: 01-XX-DR-L-910016 Rev P06 received 17th March 2022 Euroguard Regular weldmesh fencing specification received 17th March 2022 Landscaping setting out sheet 1 of 4 01-XX-DR-L-910018 rev. P02; Landscaping setting out sheet 2 of 4 01-XX-DR-L-910019 rev. P02; Landscaping setting out sheet 3 of 4 01-XX-DR-L-910020 rev. P02; Landscaping setting out sheet 4 of 4 01-XX-DR-L-910021 rev. P02 received 6th January 2022; Landscape Outline Specification 16th March 2021 ref: 009433-SPA-01-XX-SP-L-0001 rev.P01 received 17th January 2022;prior to the occupation of the building and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

38)(a) No development of the playing fields shall commence until the following documents have been submitted to and approved in writing by the City Council as Local Planning Authority after consultation with Sport England:

- (i) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the playing field which identifies constraints which could adversely affect playing field quality; and
- (ii) Where the results of the assessment to be carried out pursuant to (i) above identify constraints which could adversely affect playing field quality, a detailed scheme to address any such constraints. The scheme shall include plans and a written specification of the proposed

soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of maintenance and implementation.

(b) The approved scheme shall be carried out in full and in accordance with the approved programme of implementation. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme.

Reason- To ensure that the playing field is prepared to an adequate standard and is fit for purpose , pursuant to policies EN 10, EN11 and EN12 of the Manchester Core Strategy (2012) and paragraph 127 of the NPPF.

39) The development shall be implemented in accordance with the content of the Community Use Agreement received on 7th December 2022. The approved scheme shall be implemented upon the start of use of the development and shall be complied with for the duration of the use of the development.

Reason- To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and pursuant to policies EN 10, EN11 and EN12 of the Manchester Core Strategy (2012) and Section 8 of the NPPF.

40) The development shall be implemented in accordance with the details shown on plan refs:

Technical Submittal Sheet - CCTV System ref: 009433-IUL-XX-ZZ-SP-E-TS20 ;
Level 00 Security Systems Layout 1 of 2 009433-IUL-01-00-DR-E-680001 rev.C03 ; and
Level 00 Security Systems Layout 2 of 2 009433-IUL-01-00-DR-E-680002 rev.C03

Reason - To ensure adequate security within the development and to ensure full accessibility within the public realm works, pursuant to policies SP1 and policy DM1 of the Core Strategy for Manchester.

41) There shall be no use of any external loudspeakers, amplifiers, bells, tannoy or other similar public address systems at the sports pitch in association with events taking place on the pitch.

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

42) At the commencement of the works, the Belle Vue Zoological memorial stone shall be surrounded by protective fencing. Prior to any works to the Hyde Road entrance area within the site , the Belle Vue Zoological memorial stone shall be removed from its existing location, and retained securely in a safe fenced off location within the site, until the approved landscaping to the Hyde Road frontage has been implemented. The Belle Vue Zoological memorial stone shall be then sited permanently in the location identified on plan ref: 009433 01-XX-DR-L-910003 rev.P03 (Proposed site area around building), within 2 months of the implementation of the approved landscaping scheme.

Reason – To protect the Belle Vue Zoological memorial stone from damaged during construction works, pursuant to policies EN3 and DM1 of the Core Strategy for Manchester.

Appendix 1 – List of consultees & neighbours notified

MCR Active
Highway Services
Environmental Health
Greater Manchester Police
Sport England

3 Bonchurch Walk, Manchester, M18 8BP
7 Coalburn Street, Manchester, M12 5WG
15 Coalburn Street, Manchester, M12 5WG
11 Coalburn Street, Manchester, M12 5WG
669 Hyde Road, Manchester, M12 5PS
5 Norman Street, Manchester, M12 5PR
10 Belgate Close, Manchester, M12 5HS
9 Pencombe Close, Manchester, M12 4TA
3 Pencombe Close, Manchester, M12 4TA
27 Oadby Close, Manchester, M12 4WJ
11 Oadby Close, Manchester, M12 4WJ
10 Oadby Close, Manchester, M12 4WJ
17 Collington Close, Manchester, M12 4UJ
11 Collington Close, Manchester, M12 4UJ
8 Tinshill Close, Manchester, M12 4LW
673 Hyde Road, Manchester, M12 5PS
277 Stanley Grove, Longsight, Manchester, M18 7DP
14 Jennison Close, Manchester, M18 8AD
12 Jennison Close, Manchester, M18 8AD
27 Hoskins Close, Manchester, M12 4JX
5 Tinshill Close, Manchester, M12 4LW
28 Great Jones Street, Manchester, M12 5NX
4 Corby Street, Manchester, M12 5WX
9 Ellen Wilkinson Crescent, Manchester, M12 4JU
16 Hoskins Close, Manchester, M12 4JX
18 Queensland Road, Manchester, M18 8BL
16 Queensland Road, Manchester, M18 8BL
14 Queensland Road, Manchester, M18 8BL
15 Vasser Road, Manchester, M18 8BN
6 Yale Road, Manchester, M18 8BB
3 Vasser Road, Manchester, M18 8BN
2 Yale Road, Manchester, M18 8BB
98 Crossley Street, Manchester, M18 8BA
81 Belle Vue Street, Manchester, M12 5PW
275 Stanley Grove, Longsight, Manchester, M18 7DP
7 Scarcroft Road, Manchester, M12 4TH
4 Great Lake Close, Manchester, M12 4AZ
St Peters RC High School, 142 Kirkmanshulme Lane, Manchester, M12 4WB
Flat 9, 697 Hyde Road, Manchester, M12 5PS
Flat 4, 697 Hyde Road, Manchester, M12 5PS
477 Hyde Road, Manchester, M12 5FL
2 Vasser Road, Manchester, M18 8BN
24A Peel Grove, Manchester, M12 4WE
22A Peel Grove, Manchester, M12 4WE
Flat 16, 703 Hyde Road, Manchester, M12 5PS
Flat 7, 703 Hyde Road, Manchester, M12 5PS

Flat 6, 703 Hyde Road, Manchester, M12 5PS
Flat 2, 701 Hyde Road, Manchester, M12 5PS
Flat 15, 699 Hyde Road, Manchester, M12 5PS
Flat 7, 699 Hyde Road, Manchester, M12 5PS
Flat 2, 699 Hyde Road, Manchester, M12 5PS
Flat 1, 699 Hyde Road, Manchester, M12 5PS
Flat 15, 697 Hyde Road, Manchester, M12 5PS
Flat 5, 697 Hyde Road, Manchester, M12 5PS
32 Queensland Road, Manchester, M18 8BL
6 Harvard Road, Manchester, M18 8BG
Flat 4, 15 Peel Grove, Manchester, M12 4WE
34 Corby Street, Manchester, M12 5WX
24 Corby Street, Manchester, M12 5WX
22 Corby Street, Manchester, M12 5WX
2 Corby Street, Manchester, M12 5WX
2 Pink Bank Lane, Manchester, M12 5GH
17 Norman Street, Manchester, M12 5PR
58 Milne Close, Manchester, M12 5PA
42 Milne Close, Manchester, M12 5PA
30 Milne Close, Manchester, M12 5PA
16 Milne Close, Manchester, M12 5PA
12 Milne Close, Manchester, M12 5PA
30 Ellen Wilkinson Crescent, Manchester, M12 4JU
76 Ellen Wilkinson Crescent, Manchester, M12 4JU
5 Rigton Close, Manchester, M12 4WW
43 Ellen Wilkinson Crescent, Manchester, M12 4JU
12 Collington Close, Manchester, M12 4UJ
6 Tarrington Close, Manchester, M12 4TB
10 Iqbal Close, Manchester, M12 4TD
4 Iqbal Close, Manchester, M12 4TD
16 Tarrington Close, Manchester, M12 4TB
52 Ellen Wilkinson Crescent, Manchester, M12 4JU
12 Ellen Wilkinson Crescent, Manchester, M12 4JU
6 Belgate Close, Manchester, M12 5HS
13 Belgate Close, Manchester, M12 5HS
26A Peel Grove, Manchester, M12 4WE
7 Jennison Close, Manchester, M18 8AD
5 Jennison Close, Manchester, M18 8AD
6 Como Walk, Manchester, M18 8AB
70 Crossley Street, Manchester, M18 8BA
62 Crossley Street, Manchester, M18 8BA
9 Deeroak Close, Manchester, M18 8AF
8 Deeroak Close, Manchester, M18 8AF
33 Deeroak Close, Manchester, M18 8AF
25 Deeroak Close, Manchester, M18 8AF
2 Deeroak Close, Manchester, M18 8AF
35 Marjorie Close, Manchester, M18 8AE
78 Birch Street, Manchester, M12 5NS
70 Birch Street, Manchester, M12 5NS
7 Runhall Close, Manchester, M12 5PY
16 Oadby Close, Manchester, M12 4WJ
27 Peel Grove, Manchester, M12 4WE
118 Kirkmanshulme Lane, Manchester, M12 4WB
42 Ellen Wilkinson Crescent, Manchester, M12 4JU

39 Ellen Wilkinson Crescent, Manchester, M12 4JU
14 Collington Close, Manchester, M12 4UJ
44 Ellen Wilkinson Crescent, Manchester, M12 4JU
12 Tranmere Close, Manchester, M18 8AJ
10 Hillcote Walk, Manchester, M18 8AG
4 Hillcote Walk, Manchester, M18 8AG
13 Jennison Close, Manchester, M18 8AD
60 Crossley Street, Manchester, M18 8BA
5 Marjorie Close, Manchester, M18 8AE
17 Marjorie Close, Manchester, M18 8AE
62 Birch Street, Manchester, M12 5NS
56 Birch Street, Manchester, M12 5NS
18 Oadby Close, Manchester, M12 4WJ
4 Essoldo Close, Manchester, M18 7BN
20 Yale Road, Manchester, M18 8BB
108 Crossley Street, Manchester, M18 8BA
2 Oadby Close, Manchester, M12 4WJ
23 Tarrington Close, Manchester, M12 4TB
2 Rigton Close, Manchester, M12 4WW
3 Tarrington Close, Manchester, M12 4TB
15 Thoraby Close, Manchester, M12 4NW
1 Thoraby Close, Manchester, M12 4NW
29 Lockhart Close, Manchester, M12 4JY
20 Lockhart Close, Manchester, M12 4JY
17 Lockhart Close, Manchester, M12 4JY
5 Foxley Walk, Manchester, M12 4JZ
23 Lockhart Close, Manchester, M12 4JY
4 Oadby Close, Manchester, M12 4WJ
6 Perch Close, Manchester, M12 5GW
108 Belle Vue Street, Manchester, M12 5PP
14 Tranmere Close, Manchester, M18 8AJ
10 Tranmere Close, Manchester, M18 8AJ
8 Tranmere Close, Manchester, M18 8AJ
2 Tranmere Close, Manchester, M18 8AJ
2 Hillcote Walk, Manchester, M18 8AG
17 Jennison Close, Manchester, M18 8AD
15 Jennison Close, Manchester, M18 8AD
8 Hillcote Walk, Manchester, M18 8AG
2 Bertram Street, Manchester, M12 5WR
1 Bertram Street, Manchester, M12 5WR
145 Stanley Grove, Longsight, Manchester, M18 7DL
11 Pencombe Close, Manchester, M12 4TA
17 Deeroak Close, Manchester, M18 8AF
1 Great Lake Close, Manchester, M12 4AZ
7 Vasser Road, Manchester, M18 8BN
Spiceland, 659 Hyde Road, Manchester, M12 5PS
52 Birch Street, Manchester, M12 5NT
40 Birch Street, Manchester, M12 5NT
86 Belle Vue Street, Manchester, M12 5PP
110 Crossley Street, Manchester, M18 8BA
94 Crossley Street, Manchester, M18 8BA
104 Belle Vue Street, Manchester, M12 5PP
127 Stanley Grove, Longsight, Manchester, M12 5QH
106 Crossley Street, Manchester, M18 8BA

295 Stanley Grove, Longsight, Manchester, M18 7DP
285 Stanley Grove, Longsight, Manchester, M18 7DP
121 Stanley Grove, Longsight, Manchester, M12 5QH
113 Stanley Grove, Longsight, Manchester, M12 5QH
Flat 4, 25 Peel Grove, Manchester, M12 4WE
Flat 2, 25 Peel Grove, Manchester, M12 4WE
Flat 1, 25 Peel Grove, Manchester, M12 4WE
80 Mount Road, Manchester, M18 7BP
6 Lapford Road, Manchester, M18 8DL
38 Great Jones Street, Manchester, M12 5NX
19 Great Jones Street, Manchester, M12 5NX
1 Great Jones Street, Manchester, M12 5NX
7 Lapford Road, Manchester, M18 8DL
1 Fulthorpe Street, Manchester, M18 8DE
145 Kirkmanshulme Lane, Manchester, M12 4TP
17 Thoraby Close, Manchester, M12 4NW
72 Ellen Wilkinson Crescent, Manchester, M12 4JU
58 Birch Street, Manchester, M12 5NS
661 Hyde Road, Manchester, M12 5PS
7 Pencombe Close, Manchester, M12 4TA
23 Peel Grove, Manchester, M12 4WE
16 Peel Grove, Manchester, M12 4WE
13 Collington Close, Manchester, M12 4UJ
2 Tinshill Close, Manchester, M12 4LW
1 Glencastle Road, Gorton, Manchester, M18 7QH
42 Crossley Street, Manchester, M18 8BA
5 Odette Street, Manchester, M18 7BS
11 Odette Street, Manchester, M18 7BS
6 Great Jones Street, Manchester, M12 5NX
32 Great Jones Street, Manchester, M12 5NX
17 Great Jones Street, Manchester, M12 5NX
11 Great Jones Street, Manchester, M12 5NX
7 Ellen Wilkinson Crescent, Manchester, M12 4JU
116 Crossley Street, Manchester, M18 8BA
112 Crossley Street, Manchester, M18 8BA
9 Great Lake Close, Manchester, M12 4AZ
13 Tarrington Close, Manchester, M12 4TB
10 Corby Street, Manchester, M12 5WX
10 Great Lake Close, Manchester, M12 4AZ
7 Great Lake Close, Manchester, M12 4AZ
Flat 11, 701 Hyde Road, Manchester, M12 5PS
Flat 4, 699 Hyde Road, Manchester, M12 5PS
Flat 5, 28 - 30 Peel Grove, Manchester, M12 4WE
Former Indulge Suite, Hyde Road, Manchester, M12 5AL
107 Stanley Grove, Longsight, Manchester, M12 5QH
26 Corby Street, Manchester, M12 5WX
7 Pink Bank Lane, Manchester, M12 5GH
36 Ellen Wilkinson Crescent, Manchester, M12 4JU
2 Lockhart Close, Manchester, M12 4JY
12 Lockhart Close, Manchester, M12 4JY
7 Iqbal Close, Manchester, M12 4TD
4 Penketh Avenue, Manchester, M18 7DG
13 Bonchurch Walk, Manchester, M18 8BP
56 Crossley Street, Manchester, M18 8BA

6 Deeroak Close, Manchester, M18 8AF
5 Deeroak Close, Manchester, M18 8AF
35 Deeroak Close, Manchester, M18 8AF
31 Deeroak Close, Manchester, M18 8AF
29 Deeroak Close, Manchester, M18 8AF
33 Marjorie Close, Manchester, M18 8AE
29 Marjorie Close, Manchester, M18 8AE
26 Peel Grove, Manchester, M12 4WE
128 Kirkmanshulme Lane, Manchester, M12 4WB
17 Ellen Wilkinson Crescent, Manchester, M12 4JU
8 Tarrington Close, Manchester, M12 4TB
3 Penketh Avenue, Manchester, M18 7DG
1 Bonchurch Walk, Manchester, M18 8BP
7 Deeroak Close, Manchester, M18 8AF
23 Marjorie Close, Manchester, M18 8AE
11 Marjorie Close, Manchester, M18 8AE
Belle Vue Greyhound Stadium, Kirkmanshulme Lane, Manchester, M18 7BD
641 Hyde Road, Manchester, M12 5PS
88 Belle Vue Street, Manchester, M12 5PP
100 Crossley Street, Manchester, M18 8BA
77 Belle Vue Street, Manchester, M12 5PW
106 Belle Vue Street, Manchester, M12 5PP
6 Great Lake Close, Manchester, M12 4AZ
3B Northmoor Road, Manchester, M12 4NF
Flat 3, 15 Northmoor Road, Manchester, M12 4NF
Flat 1, 659A Hyde Road, Manchester, M12 5PS
11B Northmoor Road, Manchester, M12 4NF
Flat 17, 703 Hyde Road, Manchester, M12 5PS
Flat 10, 703 Hyde Road, Manchester, M12 5PS
Flat 3, 703 Hyde Road, Manchester, M12 5PS
Flat 17, 701 Hyde Road, Manchester, M12 5PS
Flat 16, 701 Hyde Road, Manchester, M12 5PS
Flat 15, 701 Hyde Road, Manchester, M12 5PS
Flat 8, 701 Hyde Road, Manchester, M12 5PS
Flat 6, 701 Hyde Road, Manchester, M12 5PS
Flat 17, 699 Hyde Road, Manchester, M12 5PS
Flat 12, 697 Hyde Road, Manchester, M12 5PS
Flat 6, 28 - 30 Peel Grove, Manchester, M12 4WE
18 - 20 Pencombe Close, Manchester, M12 4TA
12 Harvard Road, Manchester, M18 8BG
86 Crossley Street, Manchester, M18 8BA
263 Stanley Grove, Longsight, Manchester, M18 7DP
191 Stanley Grove, Longsight, Manchester, M18 7DL
167 Stanley Grove, Longsight, Manchester, M18 7DL
125 Stanley Grove, Longsight, Manchester, M12 5QH
40 Great Jones Street, Manchester, M12 5NX
1 Bracewell Close, Manchester, M12 5WQ
1 Harvard Road, Manchester, M18 8BG
50 Birch Street, Manchester, M12 5NT
30 Queensland Road, Manchester, M18 8BL
15 Northmoor Road, Manchester, M12 4NF
120 Crossley Street, Manchester, M18 8BA
82 Crossley Street, Manchester, M18 8BA
10 Jennison Close, Manchester, M18 8AD

14 Corby Street, Manchester, M12 5WX
30 Corby Street, Manchester, M12 5WX
9 Bracewell Close, Manchester, M12 5WQ
18 Bracewell Close, Manchester, M12 5WQ
17 Bracewell Close, Manchester, M12 5WQ
54 Milne Close, Manchester, M12 5PA
40 Milne Close, Manchester, M12 5PA
31 Northmoor Road, Manchester, M12 4HP
26 Ellen Wilkinson Crescent, Manchester, M12 4JU
16 Ellen Wilkinson Crescent, Manchester, M12 4JU
25 Tarrington Close, Manchester, M12 4TB
12 Tarrington Close, Manchester, M12 4TB
12 Thoraby Close, Manchester, M12 4NW
19 Lockhart Close, Manchester, M12 4JY
6 Hoskins Close, Manchester, M12 4JX
20 Hoskins Close, Manchester, M12 4JX
12 Iqbal Close, Manchester, M12 4TD
50 Ellen Wilkinson Crescent, Manchester, M12 4JU
15 Hoskins Close, Manchester, M12 4JX
8 Penketh Avenue, Manchester, M18 7DG
15 Belgate Close, Manchester, M12 5HS
5 Bonchurch Walk, Manchester, M18 8BP
Gorton Brook Post Office, 50 Crossley Street, Manchester, M18 8BA
1 Collington Close, Manchester, M12 4UJ
22 Como Walk, Manchester, M18 8AB
64 Crossley Street, Manchester, M18 8BA
58 Crossley Street, Manchester, M18 8BA
27 Deeroak Close, Manchester, M18 8AF
11 Deeroak Close, Manchester, M18 8AF
10 Deeroak Close, Manchester, M18 8AF
657 Hyde Road, Manchester, M12 5PS
1 Runhall Close, Manchester, M12 5PY
15 Oadby Close, Manchester, M12 4WJ
6 Pencombe Close, Manchester, M12 4TA
38 Milne Close, Manchester, M12 5PA
14 Milne Close, Manchester, M12 5PA
32 Ellen Wilkinson Crescent, Manchester, M12 4JU
24 Ellen Wilkinson Crescent, Manchester, M12 4JU
22 Lockhart Close, Manchester, M12 4JY
2 Tarrington Close, Manchester, M12 4TB
3 Iqbal Close, Manchester, M12 4TD
Belle Vue Works, Boundary Street, Manchester, M12 5NG
22 Belgate Close, Manchester, M12 5HS
6 Tranmere Close, Manchester, M18 8AJ
1 Deeroak Close, Manchester, M18 8AF
37 Marjorie Close, Manchester, M18 8AE
Reserve Army Centre, Belle Vue Street, Manchester, M12 5PW
14 Vasser Road, Manchester, M18 8BN
247 Stanley Grove, Longsight, Manchester, M18 7DP
229 Stanley Grove, Longsight, Manchester, M18 7DL
227 Stanley Grove, Longsight, Manchester, M18 7DL
217 Stanley Grove, Longsight, Manchester, M18 7DL
209 Stanley Grove, Longsight, Manchester, M18 7DL
199 Stanley Grove, Longsight, Manchester, M18 7DL

179 Stanley Grove, Longsight, Manchester, M18 7DL
173 Stanley Grove, Longsight, Manchester, M18 7DL
13 Great Jones Street, Manchester, M12 5NX
283 Stanley Grove, Longsight, Manchester, M18 7DP
169 Stanley Grove, Longsight, Manchester, M18 7DL
139 Stanley Grove, Longsight, Manchester, M12 5QH
40 Corby Street, Manchester, M12 5WX
32 Crossley Street, Manchester, M18 8BA
5 Dunley Close, Manchester, M12 4TE
9 Norman Street, Manchester, M12 5PR
319 Stanley Grove, Longsight, Manchester, M18 7DP
1 Hoskins Close, Manchester, M12 4JX
29 Northmoor Road, Manchester, M12 4HP
3 Lockhart Close, Manchester, M12 4JY
21 Oadby Close, Manchester, M12 4WJ
11 Hoskins Close, Manchester, M12 4JX
28 Queensland Road, Manchester, M18 8BL
22 Pencombe Close, Manchester, M12 4TA
28 Ellen Wilkinson Crescent, Manchester, M12 4JU
4 Ellen Wilkinson Crescent, Manchester, M12 4JU
4 Deeroak Close, Manchester, M18 8AF
13 Ellen Wilkinson Crescent, Manchester, M12 4JU
1 Ellen Wilkinson Crescent, Manchester, M12 4JU
9 Rigton Close, Manchester, M12 4WW
17 Peel Grove, Manchester, M12 4WE
12 Pencombe Close, Manchester, M12 4TA
2 Thoraby Close, Manchester, M12 4NW
16 Lockhart Close, Manchester, M12 4JY
14 Ellen Wilkinson Crescent, Manchester, M12 4JU
1 Tinshill Close, Manchester, M12 4LW
48 Birch Street, Manchester, M12 5NT
46 Birch Street, Manchester, M12 5NT
151 Stanley Grove, Longsight, Manchester, M18 7DL
6 Glencastle Road, Gorton, Manchester, M18 7QH
13 Odette Street, Manchester, M18 7BS
11 Bracewell Close, Manchester, M12 5WQ
5 Glencastle Road, Gorton, Manchester, M18 7QH
9 Odette Street, Manchester, M18 7BS
72 Mount Road, Manchester, M18 7BP
155 Stanley Grove, Longsight, Manchester, M18 7DL
149 Stanley Grove, Longsight, Manchester, M18 7DL
Flat 3, 15 Peel Grove, Manchester, M12 4WE
66 Mount Road, Manchester, M18 7BP
3 Coalburn Street, Manchester, M12 5WG
16 Holdness Road, Manchester, M18 8DN
34 Crossley Street, Manchester, M18 8BA
3 Dunley Close, Manchester, M12 4TE
671 Hyde Road, Manchester, M12 5PS
665 Hyde Road, Manchester, M12 5PS
35 Northmoor Road, Manchester, M12 4HP
8 Hoskins Close, Manchester, M12 4JX
29 Hoskins Close, Manchester, M12 4JX
19 Oadby Close, Manchester, M12 4WJ
14 Oadby Close, Manchester, M12 4WJ

12 Oadby Close, Manchester, M12 4WJ
124 Kirkmanshulme Lane, Manchester, M12 4WB
10 Collington Close, Manchester, M12 4UJ
4 Collington Close, Manchester, M12 4UJ
6 Tinshill Close, Manchester, M12 4LW
315 Stanley Grove, Longsight, Manchester, M18 7DP
3 Glencastle Road, Gorton, Manchester, M18 7QH
18 Collington Close, Manchester, M12 4UJ
7 Mount Road, Manchester, M18 7BG
21 Great Jones Street, Manchester, M12 5NX
14 Essoldo Close, Manchester, M18 7BN
38 Birch Street, Manchester, M12 5NT
18 Essoldo Close, Manchester, M18 7BN
26 Essoldo Close, Manchester, M18 7BN
24 Essoldo Close, Manchester, M18 7BN
20 Essoldo Close, Manchester, M18 7BN
6 Ellen Wilkinson Crescent, Manchester, M12 4JU
541 - 543 Hyde Road, Manchester, M12 5NQ
80 Crossley Street, Manchester, M18 8BA
9 Coalburn Street, Manchester, M12 5WG
22 Great Jones Street, Manchester, M12 5NX
7 Great Jones Street, Manchester, M12 5NX
18 Great Jones Street, Manchester, M12 5NX
5 Northmoor Road, Manchester, M12 4NF
3 Ellen Wilkinson Crescent, Manchester, M12 4JU
20 Ellen Wilkinson Crescent, Manchester, M12 4JU
4 Bracewell Close, Manchester, M12 5WQ
8 Bracewell Close, Manchester, M12 5WQ
5 Bracewell Close, Manchester, M12 5WQ
6 Bracewell Close, Manchester, M12 5WQ
Flat At, 655 Hyde Road, Manchester, M12 5PS
Travelodge Manchester Sportcity, Birch Street, Manchester, M12 5NT
Imperial Inn, 9 Birch Street, Manchester, M12 5NT
21 Hoskins Close, Manchester, M12 4JX
38 Corby Street, Manchester, M12 5WX
28 Corby Street, Manchester, M12 5WX
12 Corby Street, Manchester, M12 5WX
21 Bracewell Close, Manchester, M12 5WQ
2 Bracewell Close, Manchester, M12 5WQ
48 Milne Close, Manchester, M12 5PA
46 Milne Close, Manchester, M12 5PA
12 Yale Road, Manchester, M18 8BB
16 Great Jones Street, Manchester, M12 5NX
6 Corby Street, Manchester, M12 5WX
2 Harvard Road, Manchester, M18 8BG
114 Crossley Street, Manchester, M18 8BA
96 Crossley Street, Manchester, M18 8BA
2 Perch Close, Manchester, M12 5GW
7 Perch Close, Manchester, M12 5GW
90 Belle Vue Street, Manchester, M12 5PP
8 Vasser Road, Manchester, M18 8BN
Flat 12, 703 Hyde Road, Manchester, M12 5PS
Flat 5, 703 Hyde Road, Manchester, M12 5PS
Flat 7, 701 Hyde Road, Manchester, M12 5PS

Flat 3, 701 Hyde Road, Manchester, M12 5PS
Flat 11, 699 Hyde Road, Manchester, M12 5PS
Flat 10, 699 Hyde Road, Manchester, M12 5PS
Flat 9, 699 Hyde Road, Manchester, M12 5PS
Flat 3, 699 Hyde Road, Manchester, M12 5PS
Flat 6, 697 Hyde Road, Manchester, M12 5PS
Flat 2, 697 Hyde Road, Manchester, M12 5PS
Flat 1, 28 - 30 Peel Grove, Manchester, M12 4WE
7 Foxley Walk, Manchester, M12 4JZ
72 Crossley Street, Manchester, M18 8BA
215 Stanley Grove, Longsight, Manchester, M18 7DL
189 Stanley Grove, Longsight, Manchester, M18 7DL
133 Stanley Grove, Longsight, Manchester, M12 5QH
2 Mountbatten Street, Manchester, M18 7BR
3 Bracewell Close, Manchester, M12 5WQ
36 Corby Street, Manchester, M12 5WX
6 Pink Bank Lane, Manchester, M12 5GH
4 Pink Bank Lane, Manchester, M12 5GH
88 Crossley Street, Manchester, M18 8BA
5 Vasser Road, Manchester, M18 8BN
8 Yale Road, Manchester, M18 8BB
9 Mount Road, Manchester, M18 7BG
675 Hyde Road, Manchester, M12 5PS
4 Perch Close, Manchester, M12 5GW
8 Perch Close, Manchester, M12 5GW
110 Belle Vue Street, Manchester, M12 5PP
96 Belle Vue Street, Manchester, M12 5PP
8 Dunley Close, Manchester, M12 4TE
5 Iqbal Close, Manchester, M12 4TD
1 Foxley Walk, Manchester, M12 4JZ
1 Rigton Close, Manchester, M12 4WW
27 Northmoor Road, Manchester, M12 4HP
25 Northmoor Road, Manchester, M12 4HP
40 Ellen Wilkinson Crescent, Manchester, M12 4JU
5 Tarrington Close, Manchester, M12 4TB
4 Lockhart Close, Manchester, M12 4JY
14 Lockhart Close, Manchester, M12 4JY
31 Hoskins Close, Manchester, M12 4JX
19 Hoskins Close, Manchester, M12 4JX
41 Ellen Wilkinson Crescent, Manchester, M12 4JU
16 Collington Close, Manchester, M12 4UJ
2 Iqbal Close, Manchester, M12 4TD
5 Penketh Avenue, Manchester, M18 7DG
4 Belgate Close, Manchester, M12 5HS
1 Belgate Close, Manchester, M12 5HS
3 Jennison Close, Manchester, M18 8AD
18 Como Walk, Manchester, M18 8AB
12 Como Walk, Manchester, M18 8AB
11 Bonchurch Walk, Manchester, M18 8BP
23 Deeroak Close, Manchester, M18 8AF
47 Marjorie Close, Manchester, M18 8AE
3 Marjorie Close, Manchester, M18 8AE
60 Birch Street, Manchester, M12 5NS
19 Peel Grove, Manchester, M12 4WE

18 Peel Grove, Manchester, M12 4WE
33 Ellen Wilkinson Crescent, Manchester, M12 4JU
29 Peel Grove, Manchester, M12 4WE
44 Crossley Street, Manchester, M18 8BA
305 Stanley Grove, Longsight, Manchester, M18 7DP
297 Stanley Grove, Longsight, Manchester, M18 7DP
291 Stanley Grove, Longsight, Manchester, M18 7DP
279 Stanley Grove, Longsight, Manchester, M18 7DP
265 Stanley Grove, Longsight, Manchester, M18 7DP
211 Stanley Grove, Longsight, Manchester, M18 7DL
203 Stanley Grove, Longsight, Manchester, M18 7DL
195 Stanley Grove, Longsight, Manchester, M18 7DL
193 Stanley Grove, Longsight, Manchester, M18 7DL
185 Stanley Grove, Longsight, Manchester, M18 7DL
157 Stanley Grove, Longsight, Manchester, M18 7DL
135 Stanley Grove, Longsight, Manchester, M12 5QH
129 Stanley Grove, Longsight, Manchester, M12 5QH
111 Stanley Grove, Longsight, Manchester, M12 5QH
76 Mount Road, Manchester, M18 7BP
5 Great Jones Street, Manchester, M12 5NX
24 Great Jones Street, Manchester, M12 5NX
30 Crossley Street, Manchester, M18 8BA
28 Crossley Street, Manchester, M18 8BA
10 Dunley Close, Manchester, M12 4TE
153 Kirkmanshulme Lane, Manchester, M12 4TP
149 Kirkmanshulme Lane, Manchester, M12 4TP
13 Hoskins Close, Manchester, M12 4JX
16 Bracewell Close, Manchester, M12 5WQ
3C Northmoor Road, Manchester, M12 4NF
12 Great Lake Close, Manchester, M12 4AZ
3 Great Lake Close, Manchester, M12 4AZ
All Saints Primary School, Belle Vue Street, Manchester, M12 5PW
Flat 8, 697 Hyde Road, Manchester, M12 5PS
4 Vasser Road, Manchester, M18 8BN
13A Northmoor Road, Manchester, M12 4NF
Flat 15, 703 Hyde Road, Manchester, M12 5PS
Flat 1, 703 Hyde Road, Manchester, M12 5PS
Flat 16, 699 Hyde Road, Manchester, M12 5PS
Flat 14, 697 Hyde Road, Manchester, M12 5PS
Flat 3, 28 - 30 Peel Grove, Manchester, M12 4WE
6 Queensland Road, Manchester, M18 8BL
1B Mount Road, Manchester, M18 7BG
309 Stanley Grove, Longsight, Manchester, M18 7DP
287 Stanley Grove, Longsight, Manchester, M18 7DP
197 Stanley Grove, Longsight, Manchester, M18 7DL
165 Stanley Grove, Longsight, Manchester, M18 7DL
117 Stanley Grove, Longsight, Manchester, M12 5QH
Flat 3, 25 Peel Grove, Manchester, M12 4WE
26 Great Jones Street, Manchester, M12 5NX
2 Great Jones Street, Manchester, M12 5NX
12 Bracewell Close, Manchester, M12 5WQ
28 Milne Close, Manchester, M12 5PA
1 Pink Bank Lane, Manchester, M12 5GH
13 Bracewell Close, Manchester, M12 5WQ

6 Milne Close, Manchester, M12 5PA
10 Milne Close, Manchester, M12 5PA
33 Northmoor Road, Manchester, M12 4HP
15 Ellen Wilkinson Crescent, Manchester, M12 4JU
11 Ellen Wilkinson Crescent, Manchester, M12 4JU
11 Tarrington Close, Manchester, M12 4TB
3 Foxley Walk, Manchester, M12 4JZ
18 Lockhart Close, Manchester, M12 4JY
31 Ellen Wilkinson Crescent, Manchester, M12 4JU
27 Ellen Wilkinson Crescent, Manchester, M12 4JU
6 Iqbal Close, Manchester, M12 4TD
1 Iqbal Close, Manchester, M12 4TD
11A Thoraby Close, Manchester, M12 4NW
74 Ellen Wilkinson Crescent, Manchester, M12 4JU
48 Ellen Wilkinson Crescent, Manchester, M12 4JU
2 Belgate Close, Manchester, M12 5HS
12 Belgate Close, Manchester, M12 5HS
11 Belgate Close, Manchester, M12 5HS
52 Crossley Street, Manchester, M18 8BA
4 Tranmere Close, Manchester, M18 8AJ
11 Jennison Close, Manchester, M18 8AD
7 Bonchurch Walk, Manchester, M18 8BP
21 Deeroak Close, Manchester, M18 8AF
5 Yale Road, Manchester, M18 8BB
13 Deeroak Close, Manchester, M18 8AF
3 Yale Road, Manchester, M18 8BB
17 Northmoor Road, Manchester, M12 4NF
20 Milne Street, Milne Close, Manchester, M12 5WS
21 Collington Close, Manchester, M12 4UJ
20 Milne Close, Manchester, M12 5PA
78 Crossley Street, Manchester, M18 8BA
4 Rigton Close, Manchester, M12 4WW
15 Bracewell Close, Manchester, M12 5WQ
667 Hyde Road, Manchester, M12 5PS
10 Ellen Wilkinson Crescent, Manchester, M12 4JU
3 Rigton Close, Manchester, M12 4WW
3 Thoraby Close, Manchester, M12 4NW
25 Lockhart Close, Manchester, M12 4JY
24 Lockhart Close, Manchester, M12 4JY
7 Hoskins Close, Manchester, M12 4JX
18 Hoskins Close, Manchester, M12 4JX
9 Oadby Close, Manchester, M12 4WJ
44 Birch Street, Manchester, M12 5NT
46 Crossley Street, Manchester, M18 8BA
78 Mount Road, Manchester, M18 7BP
1 Pencombe Close, Manchester, M12 4TA
19 Collington Close, Manchester, M12 4UJ
12 Great Jones Street, Manchester, M12 5NX
10 Great Jones Street, Manchester, M12 5NX
14 Hoskins Close, Manchester, M12 4JX
94 Belle Vue Street, Manchester, M12 5PP
92 Belle Vue Street, Manchester, M12 5PP
Flat 2, 15 Northmoor Road, Manchester, M12 4NF
Flat 8, 703 Hyde Road, Manchester, M12 5PS

Flat 2, 703 Hyde Road, Manchester, M12 5PS
Flat 10, 701 Hyde Road, Manchester, M12 5PS
Flat 1, 701 Hyde Road, Manchester, M12 5PS
Flat 6, 699 Hyde Road, Manchester, M12 5PS
Flat 4, 28 - 30 Peel Grove, Manchester, M12 4WE
Flat 2, 28 - 30 Peel Grove, Manchester, M12 4WE
293 Stanley Grove, Longsight, Manchester, M18 7DP
21 Peel Grove, Manchester, M12 4WE
45 Marjorie Close, Manchester, M18 8AE
74 Birch Street, Manchester, M12 5NS
68 Birch Street, Manchester, M12 5NS
4 Queensland Road, Manchester, M18 8BL
2 Queensland Road, Manchester, M18 8BL
16 Vasser Road, Manchester, M18 8BN
267 Stanley Grove, Longsight, Manchester, M18 7DP
237 Stanley Grove, Longsight, Manchester, M18 7DP
231 Stanley Grove, Longsight, Manchester, M18 7DL
223 Stanley Grove, Longsight, Manchester, M18 7DL
161 Stanley Grove, Longsight, Manchester, M18 7DL
147 Stanley Grove, Longsight, Manchester, M18 7DL
123 Stanley Grove, Longsight, Manchester, M12 5QH
34 Great Jones Street, Manchester, M12 5NX
11 Lockhart Close, Manchester, M12 4JY
147 Kirkmanshulme Lane, Manchester, M12 4TP
22 Oadby Close, Manchester, M12 4WJ
5 Belgate Close, Manchester, M12 5HS
7 Collington Close, Manchester, M12 4UJ
5 Pencombe Close, Manchester, M12 4TA
7 Thoraby Close, Manchester, M12 4NW
14 Peel Grove, Manchester, M12 4WE
130 Kirkmanshulme Lane, Manchester, M12 4WB
20 Queensland Road, Manchester, M18 8BL
22 Essoldo Close, Manchester, M18 7BN
16 Essoldo Close, Manchester, M18 7BN
6 Essoldo Close, Manchester, M18 7BN
34 Milne Close, Manchester, M12 5PA
255 Stanley Grove, Longsight, Manchester, M18 7DP
10 Holdness Road, Manchester, M18 8DN
Travel Cash Machine Adjacent Showcase Cinemas, Hyde Road, Manchester, M12 5PS
2 Milne Close, Manchester, M12 5PA
18 Milne Close, Manchester, M12 5PA
9 Northmoor Road, Manchester, M12 4NF
7 Northmoor Road, Manchester, M12 4NF
24 Milne Close, Manchester, M12 5PA
8 Essoldo Close, Manchester, M18 7BN
15 Lockhart Close, Manchester, M12 4JY
11 Holdness Road, Manchester, M18 8DN
7 Holdness Road, Manchester, M18 8DN
13 Coalburn Street, Manchester, M12 5WG
27 Lockhart Close, Manchester, M12 4JY
5 Lockhart Close, Manchester, M12 4JY
21 Lockhart Close, Manchester, M12 4JY
2 Collington Close, Manchester, M12 4UJ
9 Thoraby Close, Manchester, M12 4NW

22 Collington Close, Manchester, M12 4UJ
5 Collington Close, Manchester, M12 4UJ
122 Kirkmanshulme Lane, Manchester, M12 4WB
10 Pencombe Close, Manchester, M12 4TA
7 Yale Road, Manchester, M18 8BB
20 Great Jones Street, Manchester, M12 5NX
83 Belle Vue Street, Manchester, M12 5PQ
4 Great Jones Street, Manchester, M12 5NX
3 Great Jones Street, Manchester, M12 5NX
13 Peel Grove, Manchester, M12 4WE
273 Stanley Grove, Longsight, Manchester, M18 7DP
271 Stanley Grove, Longsight, Manchester, M18 7DP
1 Scarcroft Road, Manchester, M12 4TH
14 Great Lake Close, Manchester, M12 4AZ
140 Kirkmanshulme Lane, Manchester, M12 4WB
Adt Auctions Plc, Redgate Lane, Manchester, M12 4RX
Showcase Cinema, Hyde Road, Manchester, M12 5FA
11 Vasser Road, Manchester, M18 8BN
14 Yale Road, Manchester, M18 8BB
2 Glencastle Road, Gorton, Manchester, M18 7QH
11 Mount Road, Manchester, M18 7BG
3 Norman Street, Manchester, M12 5PR
663 Hyde Road, Manchester, M12 5PS
15 Norman Street, Manchester, M12 5PR
13 Norman Street, Manchester, M12 5PR
11 Norman Street, Manchester, M12 5PR
8 Milne Close, Manchester, M12 5PA
60 Milne Close, Manchester, M12 5PA
4 Milne Close, Manchester, M12 5PA
655 Hyde Road, Manchester, M12 5PS
36 Milne Close, Manchester, M12 5PA
56 Milne Close, Manchester, M12 5PA
44 Milne Close, Manchester, M12 5PA
29 Ellen Wilkinson Crescent, Manchester, M12 4JU
23 Ellen Wilkinson Crescent, Manchester, M12 4JU
243 Stanley Grove, Longsight, Manchester, M18 7DP
6 Collington Close, Manchester, M12 4UJ
3 Tinshill Close, Manchester, M12 4LW
42 Birch Street, Manchester, M12 5NT
4 Glencastle Road, Gorton, Manchester, M18 7QH
7 Odette Street, Manchester, M18 7BS
8 Mountbatten Street, Manchester, M18 7BR
14 Mountbatten Street, Manchester, M18 7BR
6 Hillcote Walk, Manchester, M18 8AG
23 Northmoor Road, Manchester, M12 4HP
11 Thoraby Close, Manchester, M12 4NW
14 Great Jones Street, Manchester, M12 5NX
10 Hoskins Close, Manchester, M12 4JX
9 Vasser Road, Manchester, M18 8BN
4 Harvard Road, Manchester, M18 8BG
3 Harvard Road, Manchester, M18 8BG
8 Corby Street, Manchester, M12 5WX
257 Stanley Grove, Longsight, Manchester, M18 7DP
175 Stanley Grove, Longsight, Manchester, M18 7DL

109 Stanley Grove, Longsight, Manchester, M12 5QH
19 Ellen Wilkinson Crescent, Manchester, M12 4JU
18 Ellen Wilkinson Crescent, Manchester, M12 4JU
7 Tarrington Close, Manchester, M12 4TB
15 Tarrington Close, Manchester, M12 4TB
31 Lockhart Close, Manchester, M12 4JY
9 Hoskins Close, Manchester, M12 4JX
5 Hoskins Close, Manchester, M12 4JX
10 Tarrington Close, Manchester, M12 4TB
4 Como Walk, Manchester, M18 8AB
136 Kirkmanshulme Lane, Manchester, M12 4WB
26 Milne Close, Manchester, M12 5PA
38 Ellen Wilkinson Crescent, Manchester, M12 4JU
17 Tarrington Close, Manchester, M12 4TB
6 Thoraby Close, Manchester, M12 4NW
21 Thoraby Close, Manchester, M12 4NW
22 Tarrington Close, Manchester, M12 4TB
6 Penketh Avenue, Manchester, M18 7DG
14 Belgate Close, Manchester, M12 5HS
66 Crossley Street, Manchester, M18 8BA
31 Marjorie Close, Manchester, M18 8AE
27 Marjorie Close, Manchester, M18 8AE
17 Runhall Close, Manchester, M12 5PY
11 Runhall Close, Manchester, M12 5PY
5 Runhall Close, Manchester, M12 5PY
132 Kirkmanshulme Lane, Manchester, M12 4WB
120 Kirkmanshulme Lane, Manchester, M12 4WB
14 Harvard Road, Manchester, M18 8BG
301 Stanley Grove, Longsight, Manchester, M18 7DP
289 Stanley Grove, Longsight, Manchester, M18 7DP
221 Stanley Grove, Longsight, Manchester, M18 7DL
187 Stanley Grove, Longsight, Manchester, M18 7DL
171 Stanley Grove, Longsight, Manchester, M18 7DL
153 Stanley Grove, Longsight, Manchester, M18 7DL
115 Stanley Grove, Longsight, Manchester, M12 5QH
74 Mount Road, Manchester, M18 7BP
151 Kirkmanshulme Lane, Manchester, M12 4TP
143 Kirkmanshulme Lane, Manchester, M12 4TP
20 Tarrington Close, Manchester, M12 4TB
16 Belgate Close, Manchester, M12 5HS
Belle Vue Leisure Centre, Kirkmanshulme Lane, Manchester, M12 4TF
15 Collington Close, Manchester, M12 4UJ
3 Collington Close, Manchester, M12 4UJ
85 Belle Vue Street, Manchester, M12 5PQ
9 Great Jones Street, Manchester, M12 5NX
8 Great Jones Street, Manchester, M12 5NX
119 Stanley Grove, Longsight, Manchester, M12 5QH
71 Belle Vue Street, Manchester, M12 5PW
73 Belle Vue Street, Manchester, M12 5PW
75 Belle Vue Street, Manchester, M12 5PW
1 Perch Close, Manchester, M12 5GW
Flat 10, 697 Hyde Road, Manchester, M12 5PS
36 Great Jones Street, Manchester, M12 5NX
30 Great Jones Street, Manchester, M12 5NX

20 Corby Street, Manchester, M12 5WX
18 Corby Street, Manchester, M12 5WX
102 Crossley Street, Manchester, M18 8BA
92 Crossley Street, Manchester, M18 8BA
233 Stanley Grove, Longsight, Manchester, M18 7DP
241 Stanley Grove, Longsight, Manchester, M18 7DP
235 Stanley Grove, Longsight, Manchester, M18 7DP
Flat 4, 15 Northmoor Road, Manchester, M12 4NF
9 Collington Close, Manchester, M12 4UJ
4 Tinshill Close, Manchester, M12 4LW
36 Crossley Street, Manchester, M18 8BA
Flat 11, 697 Hyde Road, Manchester, M12 5PS
Flat 16, 697 Hyde Road, Manchester, M12 5PS
Flat 1, 15 Northmoor Road, Manchester, M12 4NF
Flat 1, 15 Peel Grove, Manchester, M12 4WE
9 Jennison Close, Manchester, M18 8AD
24 Como Walk, Manchester, M18 8AB
1 Jennison Close, Manchester, M18 8AD
16 Como Walk, Manchester, M18 8AB
19 Deeroak Close, Manchester, M18 8AF
15 Deeroak Close, Manchester, M18 8AF
14 Deeroak Close, Manchester, M18 8AF
49 Marjorie Close, Manchester, M18 8AE
7 Marjorie Close, Manchester, M18 8AE
19 Marjorie Close, Manchester, M18 8AE
25 Marjorie Close, Manchester, M18 8AE
21 Marjorie Close, Manchester, M18 8AE
66 Birch Street, Manchester, M12 5NS
64 Birch Street, Manchester, M12 5NS
13 Marjorie Close, Manchester, M18 8AE
519 Hyde Road, Manchester, M12 5FL
72 Birch Street, Manchester, M12 5NS
1A Mount Road, Manchester, M18 7BG
64 Ellen Wilkinson Crescent, Manchester, M12 4JU
John Jones Countryside Properties 301 Bridgewater Place Birchwood Park , Birchwood
Warrington, Cheshire , WA3 6XG
Diamond Lodge Hotel, Hyde Road, Manchester, M18 7BA
National Speedway Stadium Belle Vue Arena, 148 Kirkmanshulme Lane, Manchester, M12
4WB
Flat Above, 1 Mount Road, Manchester, M18 7BG
24 Queensland Road, Manchester, M18 8BL
11A Coalburn Street, Manchester, M12 5WG
1 Norman Street, Manchester, M12 5PR
14 Bracewell Close, Manchester, M12 5WQ
10 Bracewell Close, Manchester, M12 5WQ
1 Coalburn Street, Manchester, M12 5WG
9 Tarrington Close, Manchester, M12 4TB
21 Tarrington Close, Manchester, M12 4TB
19 Tarrington Close, Manchester, M12 4TB
14 Pencombe Close, Manchester, M12 4TA
19 Thoraby Close, Manchester, M12 4NW
8 Lockhart Close, Manchester, M12 4JY
6 Lockhart Close, Manchester, M12 4JY
6 Oadby Close, Manchester, M12 4WJ

17 Oadby Close, Manchester, M12 4WJ
20 Collington Close, Manchester, M12 4UJ
181 Stanley Grove, Longsight, Manchester, M18 7DL
16 Yale Road, Manchester, M18 8BB
18 Yale Road, Manchester, M18 8BB
118 Crossley Street, Manchester, M18 8BA
269 Stanley Grove, Longsight, Manchester, M18 7DP
5 Scarcroft Road, Manchester, M12 4TH
3 Scarcroft Road, Manchester, M12 4TH
8 Great Lake Close, Manchester, M12 4AZ
5 Great Lake Close, Manchester, M12 4AZ
Belle Vue Centre, Pink Bank Lane, Manchester, M12 5GL
13B Northmoor Road, Manchester, M12 4NF
11A Northmoor Road, Manchester, M12 4NF
Travellers Call, 521 - 523 Hyde Road, Manchester, M12 5FL
Flat 9, 703 Hyde Road, Manchester, M12 5PS
Flat 4, 703 Hyde Road, Manchester, M12 5PS
Flat 12, 701 Hyde Road, Manchester, M12 5PS
Flat 5, 701 Hyde Road, Manchester, M12 5PS
Flat 14, 699 Hyde Road, Manchester, M12 5PS
Flat 12, 699 Hyde Road, Manchester, M12 5PS
Flat 17, 697 Hyde Road, Manchester, M12 5PS
Flat 1, 697 Hyde Road, Manchester, M12 5PS
10 Vasser Road, Manchester, M18 8BN
12 Essoldo Close, Manchester, M18 7BN
12 Vasser Road, Manchester, M18 8BN
303 Stanley Grove, Longsight, Manchester, M18 7DP
299 Stanley Grove, Longsight, Manchester, M18 7DP
281 Stanley Grove, Longsight, Manchester, M18 7DP
207 Stanley Grove, Longsight, Manchester, M18 7DL
183 Stanley Grove, Longsight, Manchester, M18 7DL
131 Stanley Grove, Longsight, Manchester, M12 5QH
5 Pink Bank Lane, Manchester, M12 5GH
7 Norman Street, Manchester, M12 5PR
52 Milne Close, Manchester, M12 5PA
32 Milne Close, Manchester, M12 5PA
22 Milne Close, Manchester, M12 5PA
21 Northmoor Road, Manchester, M12 4HP
7 Lockhart Close, Manchester, M12 4JY
10 Lockhart Close, Manchester, M12 4JY
1 Lockhart Close, Manchester, M12 4JY
37 Ellen Wilkinson Crescent, Manchester, M12 4JU
25 Ellen Wilkinson Crescent, Manchester, M12 4JU
21 Ellen Wilkinson Crescent, Manchester, M12 4JU
4 Tarrington Close, Manchester, M12 4TB
74 Crossley Street, Manchester, M18 8BA
24 Oadby Close, Manchester, M12 4WJ
76 Crossley Street, Manchester, M18 8BA
16 Harvard Road, Manchester, M18 8BG
Crossley Street Centre, 54 Crossley Street, Manchester, M18 8BA
Former Rileys, Kirkmanshulme Lane, Manchester, M18 7BA
Council Day Nursery, Mount Road, Manchester, M18 7BG
Flat At, Travellers Call, 521 - 523 Hyde Road, Manchester, M12 5FL
17 Hoskins Close, Manchester, M12 4JX

Storm Car Wash, Boundary Street, Manchester, M12 5NG
1 Odette Street, Manchester, M18 7BS
18 Mountbatten Street, Manchester, M18 7BR
2 Essoldo Close, Manchester, M18 7BN
3 Odette Street, Manchester, M18 7BS
5 Mount Road, Manchester, M18 7BG
Belle Bue Railway Station, Hyde Road, Manchester, M18 1AA
659B Hyde Road, Manchester, M12 5PS
Ducie Athletics Facility, Pink Bank Lane, Manchester, M12 5GL
Flat 3, 659A Hyde Road, Manchester, M12 5PS
659A Hyde Road, Manchester, M12 5PS
Car Spaces, Belle Vue Centre, Pink Bank Lane, Manchester, M12 5GL
Reserve Army Training Centre, Belle Vue Street, Manchester, M12 5PW
545 Hyde Road, Manchester, M12 5NQ
317 Stanley Grove, Longsight, Manchester, M18 7DP
313 Stanley Grove, Longsight, Manchester, M18 7DP
311 Stanley Grove, Longsight, Manchester, M18 7DP
307 Stanley Grove, Longsight, Manchester, M18 7DP
137 Stanley Grove, Longsight, Manchester, M12 5QH
1 Marjorie Close, Manchester, M18 8AE
527 - 529 Hyde Road, Manchester, M12 5FL
76 Birch Street, Manchester, M12 5NS
13 Runhall Close, Manchester, M12 5PY
3 Runhall Close, Manchester, M12 5PY
1H Mount Road, Manchester, M18 7BG
1F Mount Road, Manchester, M18 7BG
1G Mount Road, Manchester, M18 7BG
1D Mount Road, Manchester, M18 7BG
1C Mount Road, Manchester, M18 7BG
261 Stanley Grove, Longsight, Manchester, M18 7DP
249 Stanley Grove, Longsight, Manchester, M18 7DP
259 Stanley Grove, Longsight, Manchester, M18 7DP
245 Stanley Grove, Longsight, Manchester, M18 7DP
253 Stanley Grove, Longsight, Manchester, M18 7DP
Flat 2, 15 Peel Grove, Manchester, M12 4WE
3 Mount Road, Manchester, M18 7BG
1 Mount Road, Manchester, M18 7BG
4 Lapford Road, Manchester, M18 8DL
3 Lapford Road, Manchester, M18 8DL
2 Lapford Road, Manchester, M18 8DL
8 Holdness Road, Manchester, M18 8DN
8 Lapford Road, Manchester, M18 8DL
10 Lapford Road, Manchester, M18 8DL
15 Marjorie Close, Manchester, M18 8AE
9 Marjorie Close, Manchester, M18 8AE
9 Belgate Close, Manchester, M12 5HS
24 Tarrington Close, Manchester, M12 4TB
46 Ellen Wilkinson Crescent, Manchester, M12 4JU
7 Penketh Avenue, Manchester, M18 7DG
7 Belgate Close, Manchester, M12 5HS
3 Belgate Close, Manchester, M12 5HS
20 Belgate Close, Manchester, M12 5HS
20 Como Walk, Manchester, M18 8AB
8 Como Walk, Manchester, M18 8AB

48 Crossley Street, Manchester, M18 8BA
12 Mountbatten Street, Manchester, M18 7BR
16 Mountbatten Street, Manchester, M18 7BR
15 Great Jones Street, Manchester, M12 5NX
26 Queensland Road, Manchester, M18 8BL
1 Vasser Road, Manchester, M18 8BN
8 Harvard Road, Manchester, M18 8BG
104 Crossley Street, Manchester, M18 8BA
79 Belle Vue Street, Manchester, M12 5PW
98 Belle Vue Street, Manchester, M12 5PP
16 Corby Street, Manchester, M12 5WX
2 Great Lake Close, Manchester, M12 4AZ
3A Northmoor Road, Manchester, M12 4NF
Flat 7, 697 Hyde Road, Manchester, M12 5PS
6 Vasser Road, Manchester, M18 8BN
Flat 14, 703 Hyde Road, Manchester, M12 5PS
Flat 11, 703 Hyde Road, Manchester, M12 5PS
Flat 14, 701 Hyde Road, Manchester, M12 5PS
Flat 9, 701 Hyde Road, Manchester, M12 5PS
Flat 4, 701 Hyde Road, Manchester, M12 5PS
Flat 8, 699 Hyde Road, Manchester, M12 5PS
Flat 5, 699 Hyde Road, Manchester, M12 5PS
Flat 3, 697 Hyde Road, Manchester, M12 5PS
251 Stanley Grove, Longsight, Manchester, M18 7DP
163 Stanley Grove, Longsight, Manchester, M18 7DL
19 Bracewell Close, Manchester, M12 5WQ
8 Pink Bank Lane, Manchester, M12 5GH
32 Corby Street, Manchester, M12 5WX
7 Bracewell Close, Manchester, M12 5WQ
3 Pink Bank Lane, Manchester, M12 5GH
34 Ellen Wilkinson Crescent, Manchester, M12 4JU
22 Ellen Wilkinson Crescent, Manchester, M12 4JU
14 Tarrington Close, Manchester, M12 4TB
8 Thoraby Close, Manchester, M12 4NW
4 Thoraby Close, Manchester, M12 4NW
56 Ellen Wilkinson Crescent, Manchester, M12 4JU
35 Ellen Wilkinson Crescent, Manchester, M12 4JU
2 Penketh Avenue, Manchester, M18 7DG
1 Penketh Avenue, Manchester, M18 7DG
21 Jennison Close, Manchester, M18 8AD
14 Como Walk, Manchester, M18 8AB
10 Como Walk, Manchester, M18 8AB
15 Bonchurch Walk, Manchester, M18 8BP
68 Crossley Street, Manchester, M18 8BA
39 Marjorie Close, Manchester, M18 8AE
13 Oadby Close, Manchester, M12 4WJ
22 Peel Grove, Manchester, M12 4WE
134 Kirkmanshulme Lane, Manchester, M12 4WB
2 Hoskins Close, Manchester, M12 4JX
1 Oadby Close, Manchester, M12 4WJ
4 Pencombe Close, Manchester, M12 4TA
1 Tarrington Close, Manchester, M12 4TB
70 Ellen Wilkinson Crescent, Manchester, M12 4JU
18 Belgate Close, Manchester, M12 5HS

8 Queensland Road, Manchester, M18 8BL
10 Harvard Road, Manchester, M18 8BG
4 Yale Road, Manchester, M18 8BB
1 Yale Road, Manchester, M18 8BB
90 Crossley Street, Manchester, M18 8BA
20 Jennison Close, Manchester, M18 8AD
219 Stanley Grove, Longsight, Manchester, M18 7DL
205 Stanley Grove, Longsight, Manchester, M18 7DL
167A Stanley Grove, Longsight, Manchester, M18 7DL
159 Stanley Grove, Longsight, Manchester, M18 7DL
70 Mount Road, Manchester, M18 7BP
8 Oadby Close, Manchester, M12 4WJ
5 Coalburn Street, Manchester, M12 5WG
7 Rigton Close, Manchester, M12 4WW
16 Pencombe Close, Manchester, M12 4TA
3 Hoskins Close, Manchester, M12 4JX
22 Jennison Close, Manchester, M18 8AD
38 Crossley Street, Manchester, M18 8BA
15 Odette Street, Manchester, M18 7BS
6 Mountbatten Street, Manchester, M18 7BR
4 Mountbatten Street, Manchester, M18 7BR
12 Hoskins Close, Manchester, M12 4JX
22 Queensland Road, Manchester, M18 8BL
5 Harvard Road, Manchester, M18 8BG
22 Yale Road, Manchester, M18 8BB
10 Yale Road, Manchester, M18 8BB
Flat At, Imperial Inn, 9 Birch Street, Manchester, M12 5HF
2 Dunley Close, Manchester, M12 4TE
2A Dunley Close, Manchester, M12 4TE
Emmanuel Rectory, 35 Blackwin Street, Manchester, M12 5LD
Flat 2, 659A Hyde Road, Manchester, M12 5PS
Longsight And Districts Sports And Social Club, 140 Kirkmanshulme Lane, Manchester, M12 4WB
12 Queensland Road, Manchester, M18 8BL
5 Thoraby Close, Manchester, M12 4NW
Gala Bingo, Kirkmanshulme Lane, Manchester, M18 7BA
2 Ellen Wilkinson Crescent, Manchester, M12 4JU
4 Hoskins Close, Manchester, M12 4JX
25 Hoskins Close, Manchester, M12 4JX
100 Belle Vue Street, Manchester, M12 5PP
102 Belle Vue Street, Manchester, M12 5PP
7 Oadby Close, Manchester, M12 4WJ
5 Oadby Close, Manchester, M12 4WJ
3 Oadby Close, Manchester, M12 4WJ
23 Oadby Close, Manchester, M12 4WJ
20 Oadby Close, Manchester, M12 4WJ
25 Oadby Close, Manchester, M12 4WJ
3 Perch Close, Manchester, M12 5GW
5 Perch Close, Manchester, M12 5GW
6 Dunley Close, Manchester, M12 4TE
4 Dunley Close, Manchester, M12 4TE
1 Dunley Close, Manchester, M12 4TE
18 Tarrington Close, Manchester, M12 4TB
2 Pencombe Close, Manchester, M12 4TA

8 Collington Close, Manchester, M12 4UJ
8 Iqbal Close, Manchester, M12 4TD
5 Ellen Wilkinson Crescent, Manchester, M12 4JU
8 Belgate Close, Manchester, M12 5HS
9 Bonchurch Walk, Manchester, M18 8BP
138 Kirkmanshulme Lane, Manchester, M12 4WB
126 Kirkmanshulme Lane, Manchester, M12 4WB
43 Marjorie Close, Manchester, M18 8AE
2 Como Walk, Manchester, M18 8AB
3 Deeroak Close, Manchester, M18 8AF
12 Deeroak Close, Manchester, M18 8AF
41 Marjorie Close, Manchester, M18 8AE
15 Runhall Close, Manchester, M12 5PY
9 Runhall Close, Manchester, M12 5PY
20 Peel Grove, Manchester, M12 4WE
116 Kirkmanshulme Lane, Manchester, M12 4WB
8 Pencombe Close, Manchester, M12 4TA
50 Milne Close, Manchester, M12 5PA
19 Northmoor Road, Manchester, M12 4HP
9 Lockhart Close, Manchester, M12 4JY
9 Iqbal Close, Manchester, M12 4TD
19 Jennison Close, Manchester, M18 8AD
24 Peel Grove, Manchester, M12 4WE
1E Mount Road, Manchester, M18 7BG
10 Essoldo Close, Manchester, M18 7BN
17 Vasser Road, Manchester, M18 8BN
84 Crossley Street, Manchester, M18 8BA
24 Jennison Close, Manchester, M18 8AD
18 Jennison Close, Manchester, M18 8AD
16 Jennison Close, Manchester, M18 8AD
40 Crossley Street, Manchester, M18 8BA
239 Stanley Grove, Longsight, Manchester, M18 7DP
225 Stanley Grove, Longsight, Manchester, M18 7DL
215A Stanley Grove, Longsight, Manchester, M18 7DL
213 Stanley Grove, Longsight, Manchester, M18 7DL
201 Stanley Grove, Longsight, Manchester, M18 7DL
13 Lockhart Close, Manchester, M12 4JY
177 Stanley Grove, Longsight, Manchester, M18 7DL
10 Mountbatten Street, Manchester, M18 7BR
68 Mount Road, Manchester, M18 7BP
14 Holdness Road, Manchester, M18 8DN
12 Holdness Road, Manchester, M18 8DN
1 Lapford Road, Manchester, M18 8DL
5 Lapford Road, Manchester, M18 8DL
9 Lapford Road, Manchester, M18 8DL
9 Holdness Road, Manchester, M18 8DN
26 Crossley Street, Manchester, M18 8BA
10 Thoraby Close, Manchester, M12 4NW
8 Ellen Wilkinson Crescent, Manchester, M12 4JU
10 Queensland Road, Manchester, M18 8BL

Appendix 2 – Planning constraints

