

Planning

Growth & Development

Delegated officer report for planning application

Application no. 135371/JO/2022

Date registered valid: 3 November 2022

Proposal: City Council Development for the variation of condition 15 (EV charging) attached to planning permission referenced 124359/VO/2019 to alter the timescale for implementation

Address: Gorton Community Hub, 27 Garratt Way, Manchester, M18 8HE

Ward(s): Gorton & Abbey Hey Ward

Applicant: Mr Paul Waite Manchester City Council Corporate Core Directorate, Town Hall, PO Box 532, Manchester, M60 2LA

Agent (if any): Mr Tim Kilpatrick IBI Group 4th Floor Dantzic Building, Dantzic Street, Manchester, M4 2AL

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 December 2022

Application details

Type of application: Variation or Removal of Condition

Development type: Smallscale Major Other

Date of site visit:

Standard consultations:

Printed: 6 December 2022 Expired: 27 December 2022

Neighbour notifications

Printed: 15 November 2022 Expired: 6 December 2022

Site notice

Posted: 24 November 2022 Expired: 15 December 2022

Press advert

Published: 29 November 2022 Expired: 20 December 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The site was formerly occupied by a vacant, redundant community housing office (Belle Vue House) at the corner of Hyde Road, Whitwell Way & Garratt Way, and a vacant, redundant licensed premises (The Suburban Pub) to the east of the housing office . Both properties were demolished as part of planning application ref: 123353/VO/2019 , which was approved on 23.05.2019.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

This site is located within Gorton District Centre. To the west of the site across Whitwell Way is a KFC drive through restaurant comprising a single storey building and associated circulation area, with a further single storey building used by the police. To the north west of the site are a row of two storey 1970's terraced houses, with a two storey apartment block set behind an area of grassland with trees on the perimeter directly to the north. To the north east lies the Institute of Gymnastics facilities, which is a single storey building with a steeply pitched roof and the former library building lies further to the north east. Directly the east is a large retail superstore (Tesco's). To the south of Hyde Road are a mix of predominantly two and three storey buildings with retail uses at ground floor level with either commercial, storage or residential uses above. Further to the southeast are three storey residential properties which are sited close to the back of pavement

Previously approved development

This application relates to the Gorton Community Hub at the junction of Hyde Road, Whitwell Way and Garratt Way. The site covers 0.85 hectares.

Consent was previously approved on 31st October 2019 for the erection of a part single, part two, part three and part four storey detached building with plant at roof level to create the new Gorton Community Hub with associated vehicular access from Garratt Way, landscaping, car parking and boundary treatments

The development was designed to have a broadly rectangular shaped floorplate, with a small additional single story element on the northern elevation. It was proposed that the library and housing association offices, Manchester Adult Education Service, would be located at ground level and would front onto Hyde Road, with the adult and child health services, District Nursing, Health Visitors, and Mental Health Services (CCG, Manchester University NHS Foundation Trust Manchester Health and Care Commissioning and the Greater Manchester Mental Health) at first floor and Council offices on the second and third floors. A pharmacy and ancillary café facility were also proposed at ground floor level. The scheme also incorporated a multi faith room.

The main entrance faced onto Hyde Road, with a further main entrance in the single storey element facing the visitor /patients parking facility.

The existing access to the parking area close to the junction of Whitwell Way and Garratt Way was to be retained. It was proposed to have 12 staff parking spaces (including 2 for disabled users) which would only be available for short stay usage, with a larger demarcated area for ambulances and delivery vehicles. The proposed visitor/patient parking facility was to be located directly across the service route to Tesco's to the east of the site. 76 spaces were proposed (including 8 spaces for disabled users), and 2 motorcycle spaces.

Details of the long stay staff parking facilities to serve the development were not finalised at that time, but have since been addressed.

32 cycle stands were proposed in close proximity to the integrated hub building

The existing pedestrian alleyway from Hyde Road to the service road, located immediately between the main hub site & rear of Tesco's service yard, was to be gated. The proposed numbers of staff to be based at the development would be 478.

The overall gross floorspace to be created was 6,909 sq.m, with 4,835 falling within a Class D1 (Non residential installation) and 1930 sq.m falling within a B1 office use. This application was submitted as a sui generis scheme due to the mix of uses within the proposed development.

The proposed building comprise orange red multi brickwork with an inverted flat roof. powder coated aluminium window frames and doors.

Photovoltaic panels were proposed to be installed on the roof.

Description of development

Consent is sought to vary the timeframe of condition no.15 which requires that *'Prior to the occupation of the accommodation hereby approved, finalised details of the Electric Vehicle Charging points, together with the infrastructure (ducting and capacity) shown on plan ref:*

GCH-MEP-XX-XX-DR-E-6300 P2 (External – Proposed electrical services layout) shall be submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with the approved details. All electric vehicle charging points , shall remain in situ whilst the use or development is in operation',

to within six months of the first use of the development the finalised details of the Electric Vehicle Charging points , together with the infrastructure (ducting and capacity) shown on plan ref: GCH-MEP-XX-XX-DR-E-6300 P2 (External – Proposed electrical services layout) shall be submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with the approved details. All electric vehicle charging points , shall remain in situ whilst the use or development is in operation'.

Planning History

123353/VO/2019 - CITY COUNCIL DEVELOPMENT to demolish vacant redundant former public house licensed premises known as The Suburban Pub to enable the future development of the site.

27 Garratt Way Approved 23.05.2019

A screening opinion was undertaken for the demolition of the former Belle Vue House and the former Suburban PH buildings, which determined that an Environmental Statement was not required for the proposed demolition works

124359/VO/2019 - CITY COUNCIL DEVELOPMENT Proposed erection of a part single, part two, part three and part four storey detached building with plant at roof level to create the new Gorton Community Hub with associated vehicular access from Garratt Way, landscaping, car parking and boundary treatments

Land At Garratt Way, Hyde Road & Whitwell Way Manchester
Approved subject to conditions 31.10.2019

Consultations & Notification Responses

The application has been advertised on site (24th November 2022) and in the press (29th November 2022) as being a Major Development, as being of Public Interest and as Affecting a Right of Way.

Notification letters were also sent out to 1530 local residents and local businesses.

Local Residents/Local Businesses- An email was received from a local resident seeking clarity over the letter they had received regarding the proposed development.

Environmental Health – No comments received

Highways Services –Have no objection in principle to the variation of condition 15 (EV charging).

The variation of the wording of condition 15 to be determined as "Within six months of the first use of the development".

The proposed condition variation includes the installation of ducting infrastructure to allow future EVC installation. Manchester City Council are currently developing a City-Wide EV strategy, this will determine the appropriate car charging approach to adopt at Gorton

Policy Context

The following local and national policies and documents are considered relevant in the determination of the application proposals.

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 February 2019 and subsequently 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 statutory status of the development plan remains as the starting point for decision making. However, paragraph 10 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

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.

The previously approved scheme would facilitate the creation of a development comprising a 'hub' of integrated services to the local community in a safe and accessible location, and enabling social interaction. It is not considered that the development would harm residential amenity. The proposed revision would not affect this aspect of the approved scheme. 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 the local community who are likely to walk to the premises. The location of the building is on a busy bus routes use by numerous bus services and in walking distance of Belle Vue railway station.

The proposed levels of car parking for visitors/patients and the levels of cycle parking are considered to be satisfactory to the proposed accommodation. The site is located adjacent to a bus route with frequent services. Whilst consent sought to change the timeframe to implement the proposed Electric vehicle charging points , the level of provision would not be changed. 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 has led to the erection of a part single , part 2, part 3, part 4 storey building , designed to be contemporary in form, but using traditional materials for the most part which would form a focal point at a junction on main radial route.

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

lii Chapter 15:Conserving and enhancing the natural environment

Paragraph 174 within the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment and that developments should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.

It goes on to state in paragraph 186 that planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should

be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan. The scheme has incorporated tree planting, and electric charging points for vehicle to contribute to reducing impacts to air quality. Whilst consent sought to change the timeframe to implement the proposed Electric vehicle charging points, the level of provision would not be changed.

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.

Manchester Core Strategy

Objective 4 Centres - SO4 - to provide network of distinctive, attractive and high quality centres, strengthening local identity, providing essential services close to homes and local access to healthy food.

Policy C1 (District Centres)

Policy C2 (District Centres)

Policy C4 (East Manchester District Centres)

Policy SP1 (Spatial Principles)

Policy DM1 (Development Management)

EC5 (East Manchester)

Policy EN1 (Design Principles and Strategic Character Area)

Policy EN 8 (Adaptation to climate change)

Policy EN9 (Green Infrastructure)

Policy EN14 (Flood Risk)

Policy EN15 (Biodiversity & Geological Conservation)

Policy EN16 (Air Quality)

Policy EN18 (Contaminated Land)

Policy EN19 (Waste)

Unitary Development Plan for the City of Manchester

Saved UDP Policy DC16 states that, in considering development proposals for any site, the retention of existing trees and the planting of new trees within the public highway and along the public frontages of the site will be encouraged by the Council. Except where trees are shown to be in poor health or are individually of little amenity value, or where a satisfactory replanting scheme is more desirable, the Council will not normally permit development proposals which would involve the loss of significant trees and would thereby change the visual character of the street.

Supplementary Guidance

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance was formally adopted in April 2007, and is therefore relevant in this case. This guidance aims to help to develop and enhance a unique and positive sense of place within Manchester and its neighbourhoods. The guidance is grouped under seven key principles recognised by CABI as being those urban design characteristics which create successful places, that is character and context, continuity and enclosure, ease of movement, quality of the public realm, diversity, legibility, and adaptability. The guidance advises that high quality design is a vital attribute of successful neighbourhoods, the design of streets should promote neighbourliness and design should respect and be informed by location. The guidance also advises that buildings should relate well to each other and building heights should be carefully considered. In terms of ease of movement, cul-de-sacs are discouraged, the street network should contribute to the character of the area, safe routes for cyclists and pedestrians will be promoted, and public transport should be easy to use. Places with attractive and successful public areas are encouraged with open spaces reflecting and accommodating future uses with children and young people being considered in the design and location of open spaces. Neighbourhoods should contain a mix of housing, safety and security are vital elements of the urban area, the impact of parking areas should be minimised and new developments should maximise access for disabled people.

Under point 2.12 'Buildings should front onto streets', the Guide states that:

It is important to achieve an adequate level of enclosure if streets and open spaces are to provide a sense of place and help people feel comfortable and safe. Buildings should present their main face and pedestrian entrance to the adjacent main street, to contribute to its vitality and interest. Windows and entrances should ensure that the street is overlooked to promote informal surveillance.

The previously approved development would accord with the principles outlined above in respect of the provision of strong well defined street frontages, and surveillance. The proposed revision would not affect this aspect of the approved scheme.

East Manchester Strategic Regeneration Framework

East Manchester Strategic Regeneration Framework's broad aim to regenerate this area of the city was comprised of a number of key elements , including the need to create sustainable communities; secure the highest standards of physical redevelopment; ensure that development was commercially viable and geared to generating and extending housing choice to a wider cross section of the community; recognising the history of East Manchester; recognising the importance of natural features and enhancing physical and visual connections .

The SRF was refreshed to create a framework for 2008-2018 and specific objectives included improving the health and well being of the residents, and the availability of high quality health centres in accessible location was identified as an important feature of family neighbourhoods

Whilst the time frame for the East Manchester SRF has lapsed the application currently under consideration has been designed to accord with and aid the delivery of the specific objectives outlined within the framework.

Principle

This site lies within Gorton District Centre, and the principle of using this site for a commercial hub comprising health care services, a pharmacy, a library , office accommodation for a housing association and the Council, and an ancillary café has already been established as part of planning permission ref: 124359/VO/2019 approved on 31st October 2019.

The proposed revision would not affect this aspect of the approved scheme.

Layout

The previously approved building was in the form of a broadly rectangular block with a central atrium, and a single storey element to the northern elevation which provided accommodation of a pharmacy, and the access to the community hub from the visitor / patients car park.

The location of the building was derived partly due to site constraints included a retained service road , and the presence of existing utilities under the site.

The previously approved development was set back behind planters to Hyde Road to avoid significant existing underground drainage which could be moved, which runs along the south and south west of the site . Planters were proposed to soften the frontage of the building, as trees could not be planted in this location due to the presence of large scale drains.

The existing access to the northwest on the site was to be retained and short stay staff parking facilities proposed in a broadly similar location car parking formerly on the site serving Belle Vue House . The approved building was to be in similar location to the former Belle Vue House , albeit with a significantly larger floorplate , bringing the building closer to Hyde Road. The location of the building at the junctions of three highways was designed to provide a focal point in the street scene.

The approved layout was set around a central atrium, to enable users of the community facility to access facilities within the building from a central core, which was open to roof level thereby creating a light airy space, which was likely to accommodate an ancillary café, where people can engage with each other.

Whilst the location of the proposed visitor / patients car park across a retained service road to Tesco's gave rise to potential issues of pedestrian safety, other options including the relocation of the service road further to the east, to enable the car park adjacent to the building, were fully explored at the design stage, but an appropriate swept path could not be achieved, if the route was in proximity to the rear wall of the Tesco's building. The previously approved layout was therefore designed to include a raised platform and tactile paving to connect the parking area to the entrance to the community facility for pedestrian safety to improve safety for users of the proposed community facility.

It was considered that the layout would contribute to the integrated delivery of services within the building, and would be appropriately located on the site given the constraints present on this site. The proposed revision would not affect this aspect of the approved scheme.

Massing

The previously approved development was a part single, part two, part three, part four storey building, with the three storey and four storey elements located at the south-west corner of the site at the junction of Hyde Road and Whitwell Way.

The building previously located on the site was a single storey housing office, with a two storey public house set back from Garrett Way on the area identified for visitor parking. Whilst it was acknowledged that the proposed development would lead to a building of greater scale and mass than those previously present on the site, the scheme needed to be considered in conjunction with the large retail store which lies directly to the east on Hyde Road, that the site is bounded by highways to all other boundaries (including a main radial route) and the location of the site in Gorton District Centre. The location of the building within the site was designed to locate the taller elements of the proposed building away from the Garratt Way frontage where some 1970's two storey housing is located to the north west. It was considered that the proposed height of the building will create a focal point within the street scene at the junctions of three highways, and that the massing proposed would be appropriate in this location. The proposed revision would not affect this aspect of the approved scheme.

Design

The scale of the building was designed to create a landmark building upon the main radial route through Gorton, and to strengthen the prominent corner junctions of Hyde Road, Whitwell Way and Garratt Way. The development was envisaged as contributing to reinforcing the district centre of Gorton and become a focal point for the local community.

The scale of proposed building was considered to be in keeping with the surrounding urban area, designed to be recognisable and legible to both the public and staff with a landscaped setting and well defined entrances. The areas of proposed glazing at ground floor level were designed to lead to the creation of active frontages at street level. This would also maximize natural lighting within the building, with various services' being highly visible to the local community, to encourage residents and passers' by, to enter, engage and participate with the services available within the building.

The external envelope was designed to be contemporary and modern, using a palette of high quality facing materials, including orange red multi brickwork, with powder coated cladding panels generally below glazed windows at first and second floor level. with robust detailing for low maintenance.

The choice of facing materials colours and textures was considered to create a distinctive character and striking overall impression befitting a significant new landmark building for Gorton.

Whilst generally the type and colouration of materials was considered to be satisfactory, it was recommended that this aspect of the development was conditioned to enable consideration of submitted samples prior to any above ground works commencing on site. This was to allow flexibility to source suitable materials, later in the development process, if the scheme were to be considered favourably. This condition has been subsequently discharged. The proposed revision would not affect this aspect of the approved scheme.

Traffic Generation

A Transport Assessment accompanied the previous application which considered the development proposals and their potential impact on the surrounding area from a traffic and transportation perspective. The assessment indicated that data showed that although there have been 12 accidents, there had been no fatal accidents within the study area and there was nothing to suggest that there was an existing safety issue to the highways surrounding the proposed development that could be exacerbated by the scheme.

The report suggested that whilst 88 parking spaces (primarily for visitors/patients, with 12 short stay spaces for staff) would be provided within the overall scheme, the parking standards based on floorspace within Appendix B of the Core Strategy would lead to an overall provision of a maximum number of spaces being 257.

It was understood that the additional off street parking provision for staff to be based at the integrated Hub was being explored with a number of local sites under consideration. It was therefore proposed that this aspect of the scheme was conditioned, to ensure an appropriate level of off street parking provision is provided. This condition has been subsequently discharged. The proposed revision would not affect this aspect of the approved scheme.

This site is in a very accessible location in regard to public transport, with numerous bus services on Hyde Road and Belle Vue train station within walking distance. Furthermore, a network of local cycle routes links to various National Cycle Routes (NCRs) and Regional Cycle Routes (RCRs) including NCR 6, NCR 60, and NCR 62. The closest cycle route to the site is NCR 60, which is accessible to the south-east of the site as an off-road cycle route as the Fallowfield Loop.

Based on existing traffic movements within the area and revised modelling (submitted for consideration following original observations by Highways Services) which project traffic generation and distribution, the previously approved development was considered to be acceptable and the traffic which would be generated could be accommodated within the existing highway network.

Given the previous uses on this site and on the basis that conditions were attached in relation to off site staff parking, and a full travel plan based on the Interim Travel Plan which accompanied that application, and the levels of cycle storage proposed, the impacts from traffic generated by the development would not be so significant as to warrant refusal of planning permission. The proposed revision would not affect this aspect of the approved scheme.

Cycle Storage

The previously approved scheme included the provision of 32 cycle stands in close proximity to the proposed integrated hub building for staff, and 20 spaces for visitor cycle storage. Plan refs: GCH-IBI-XX-XX-DR-L-700-0003 rev P01(Street Furniture Details) and GCH-IBI-XX-XX-DR-L-700-0001 rev P04(General Arrangement Plan), indicated three proposed cycle shelters , one adjacent to each of the public entrances to the building and a further shelter on the northern elevation of the building close to the staff access, accessed from within the staff parking area at the junction of Whitwell Way and Garratt Way. However, no design details of the proposed shelters were submitted at that time , and it was understood that further cycle storage proposed is being proposed for staff. It was therefore recommended that this aspect of the scheme is conditioned. This condition has been subsequently discharged.

The proposed revision would not affect this aspect of the approved scheme.

Travel Plan

The previously approved development was supported by an interim travel plan, which provided a toolkit of sustainable travel measures, and provided a framework strategy for implementation and timescales for subsequent monitoring and evaluation of the success of the travel plan. It was therefore recommended that a condition is attached to require the submission of a full Travel Plan in order to encourage sustainable modes of travel at the site. The Travel Plan will form a key part of ensuring that staff utilise sustainable modes of travel to journey to work and reduce the reliance on cars. This condition has not yet been discharged and would therefore be reattached to any approval . The proposed revision would not affect this aspect of the approved scheme.

Access/ Parking

Vehicular access to the site would be taken from the existing highway network , and would include the retention of the two access points from Garratt Way.

The site is bounded on three sides by highways all of which are subject to traffic regulations orders .

The previously approved scheme was designed to retain all the existing footways to Garratt Way, Whitwell Way and Hyde Road , with the street trees to Whitwell Way also being retained as part of the proposed scheme .

A new public car park providing approximately 76 spaces was to be created for use by visitors to the facility. Access to the facility for pedestrians would be facilitated by creating a road crossing point, which would also act as a traffic calming measure.

An essential user staff car parking area providing 12 spaces would occupy the north western boundary of the site along Whitwell Way, with access to the car park from Garratt Way to the north.

Final details for off site staff car parking provision options were being explored as part of the earlier application (ref: 124359/VO/2019). In order to ensure that staff parking provision was provided at an appropriate level and in a suitable location, it was proposed that this aspect of the scheme was conditioned, and that the measure were approved before any future occupation of the site. The level of provision would need form part of a wider transport and travel plan.

This matter has now been addressed as part of the discharge of the off site parking condition, and subsequently approved planning application ref: 134600/VO/2022 -City Council

Development for works to existing car park to create staff car parking for a temporary period of 3 years to serve Gorton Hub including new boundary fencing, new pedestrian gate, new vehicular gates to existing access off Sibley Street, new lighting & CCTV to existing / new

columns and new markings to existing surface at the former Gorton Library site, Garratt Way - approved subject to conditions on 28th September 2022.

Confirmation was provided from the planning agent in connection of the previously approved scheme, that the City Council already had existing access rights to the above proposals via the existing unadopted service access road leading to the former Suburban Pub (now demolished) which was to become the Hub's visitor car park, and Belle Vue House (now demolished), which was to become Gorton Community Hub. The existing unadopted service access road also continued beyond the proposals to serve Tesco's delivery yard.

Emailed confirmation was received that the City Council / Tesco's had agreed that they would continue to exercise these shared access rights over the existing unadopted service access road.

The raised crossing indicated between the proposed Hub's visitor car park and the main site for the proposed Gorton Community Hub and all associated detailed proposals, including tactile paving, carriageway and footways, remained subject to detailed designs.

The planning agent confirmed all detailed proposals would be to adoptable standards as required and agreed with Highways Services.

With regard to stacking of Tesco delivery vehicles upon the existing unadopted service access road. The planning agent had confirmed the City Council / Tesco's had agreed there would be no stacking, idling or temporary parking of Tesco delivery vehicles upon the existing unadopted service access road and that Tesco's would continue to operate the use of their delivery yard gated access / egress in a timely, well organised manner to avoid any such stacking issues. The planning agent advised that they understood that the existing unadopted service access road may be subject to future Traffic Regulation Orders and that double yellow lines could also restrict any parking along the existing unadopted service access road.

It was therefore proposed that an off site highways works condition is attached to any planning approval, and that requirements for TRO's would form part of that condition. This condition has been subsequently discharged. The proposed revision would not affect this aspect of the approved scheme.

Disabled Access

The previously approved scheme incorporated two accessible car parking spaces for staff use within the staff car park adjacent to the level access footpath to the Staff Entrance, with a further 8 accessible car parking spaces for visitors provided within the new public car park, close to the crossing point.

The dimensions, layout and construction of the accessible parking spaces were designed to comply with the requirements in Building Regulations Approved Document M (Diagram 2), and also with the guidance in BS 8300 with respect to the provision of markings and signage.

In addition to the proposed accessible parking spaces, it was possible for cars to set down passengers with mobility impairments onto the level surface, in a specifically designated area provided within the new public car park, close to the crossing point.

The location of the pedestrian and vehicular access routes into the site were to be clearly identifiable by means of appropriate signage.

The development incorporated level landings and level access to building entrances, accessible toilet provision at each floor, - manifestation contrasting with the background seen through the glass in order to assist in identification in relation to internal glazed screens, space for wheelchairs, an induction loop system for the hearing impaired, signage in a contrasting colour scheme, and appropriate door widths.

The development contained a combination of level access and sloped approaches to the main entrances. The pedestrian approach the main entrance doors from the accessible car parking

spaces, and the setting down bay, was designed to be either level or at a gradient of 1 in 20 or less.

The previously approved scheme had lift access to all floors (three lifts are proposed)

The external lighting along all routes was to be designed and maintained in accordance with the recommendations of BS 5489 and described in 'Inclusive Mobility - A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure' (Department of Transport 2005).

The building's main entrances would, through the use of appropriate colour, form, contrast, illumination, and signposting, be clearly recognisable against its immediate surroundings. Signage would be designed to achieve good colour contrast with the immediate surroundings and be visible from the relevant access. A level landing of minimum dimensions 1500 x 1500mm was to be provided immediately in front of the building's entrances.

The reception counter within the foyer would be prominently located and identifiable from, but clear of the main seating area and space for wheelchair users would be provided close to the reception desk, but positioned so as not to obstruct the circulation routes. Seating would be provided. To assist users with impaired vision, the seating and adjacent finishes would be selected to ensure appropriate visual and luminance contrast between seating and background colour. The proposed revision would not affect this aspect of the approved scheme.

Right of way

The previously approved development involved the gating of a route, which previously had provided a connection from Garratt Way/ the highway serving the former Belle Vue House, former Suburban PH and Tesco's, and Hyde Road. The application was advertised as affecting a right of way, and this section 73 application to vary a condition has been advertised accordingly.

The objection by the Greater Manchester Pedestrian Society to the previously approved development in relation to the loss of the route and their view that alternative routes are longer in length and therefore not an appropriate alternative was noted.

Although the previously approved development involved the gating of a route connecting Hyde Road to Garratt Way, there was an alternative route from Garratt Way via Whitwell Way to Hyde Road within 60m walking distance, further to the west, which was available for use, or alternatively a route through the Tesco car park which lies between Hyde Road and Garratt Way to the east. Furthermore, during the hours that the Hub would be open to the public it would be possible to walk through the building thereby retaining a route from Garratt Way and Hyde Road in a similar location to the route which is proposed to be gated. The gating of the route related to security and safety issues. The matter of closing a route was dealt with through Highways procedures.

The proposed revision would not affect this aspect of the approved scheme.

Regeneration

It was considered that the previously approved scheme would positively contribute to the quantum of development in Gorton and would support the district centre in relation to the nature of the facilities proposed within the development and improve the local neighbourhood.

Landscaping / Trees

The areas adjacent to Garratt Way would be soft landscaped, together with the area at the junction of Whitwell Way and Hyde Road. Six planters with feature shrubs would be positioned at the back of pavement on the Hyde Road frontage to provide protection and natural shading to the South elevation.

The North elevation to the hub building is further set back along Garratt Way affording greater opportunity to create an extended area of soft landscaping in keeping with the greener corridor along Garratt Way. There would be grassed areas, with one area being set back from Garratt Way and one on the corner of Whitwell Way. Bulb mix planted area were proposed within the grassed areas. Some elements of shrub planting were proposed below the proposed tree planting and at the back of pavement facing Garratt Way. High quality, hard landscaping would ease access from the public visitor car parking to the main North public entrance and provide outside spaces for community use.

The existing street trees on Whitwell Way were to be retained . 10 trees were previously on the site (including 4 street trees) comprising 3 category B and 7 category C trees . The six street trees, which were removed during the demolition works were to be replaced with 12 new trees and 6 planters proposed to the Hyde Road frontage .The proposed native feature trees were be planted one at each junction with Hyde Road/Whitwell Way and Hyde Road , with a number of trees to each side of the retained service road to Tesco's and to the perimeter of the proposed visitor car park.

It was proposed that a landscaping condition be attached to any approval to require the submitted of a maintenance strategy and that any approved planning which dies , is removed or becomes diseased is replaced .

The condition relating to the submission of a maintenance strategy has been subsequently discharged. The proposed revision would not affect this aspect of the approved scheme.

Ecology

The previously approved scheme was accompanied by an Ecological Assessment At the time of the survey scattered trees were present on the site. All of the trees were considered to have a negligible potential to support roosting bats. The report suggested that the trees, hedges and shrubs on the site had the potential to support nesting birds, should not be removed during the bird nesting season. The site was cleared as part of the demolition works of the former public house and housing office, and all trees and landscaping which were not to be retained was removed. It was therefore not appropriate to add a condition in relation not removing trees during the bird nesting season .

Cotoneaster was present on the site , and as certain species of Cotoneaster are listed as an invasive species , it was proposed that an appropriate condition is attached to secure removal (if appropriate).

Furthermore the assessment recommended that enhancements in regard to biodiversity were included within the proposed development . It was therefore proposed to attach a condition to require the inclusion of bat and bird boxes.

The conditions relating to the provision of bird and bat boxes and the removal of invasive species have subsequently been discharged . The proposed revision would not affect this aspect of the approved scheme.

Air Quality

The southern areas of the site in the vicinity of Hyde Road fall within an area where air quality is a concern. The submitted air quality assessment as part of the previously approved scheme assessed the impact of construction activities, and vehicle emissions. In relation to construction activities an assessment of dust levels was carried out, and whilst the likely impact of dust soiling and PM10 were negligible, it was proposed that the mitigation measures which are recommended were implemented to reduce the impact of the proposed construction activities.

The data within the assessment suggested that in terms of introducing new exposure, predicted NO₂ and PM₁₀ concentrations across the development were below the relevant air quality objectives, and that all additional modelled receptors were having a negligible impact in the future year.

Furthermore, the submitted electrical services layout indicated the provision of 10 electrical charging points within the proposed visitor car park. It was therefore proposed to attach a condition to require that the best practise measures outlined in the report are implemented, and a further condition relating to the provision of electric charging points.

Consent is being sought to vary the time frame to submit finalised details of the Electric Vehicle Charging points, together with the infrastructure (ducting and capacity) shown on plan ref: GCH-MEP-XX-XX-DR-E-6300 P2 (External – Proposed electrical services layout) local planning authority for approval, from prior to the occupation of the accommodation, to within six months of the first use of the development. This variation is sought as the applicant has indicated they are unable to provide such details at this time, as the desired EV charging strategy is still being developed and isn't due to be finalised until later this year (2022).

The City Council are currently developing a City Wide EV strategy and it is understood that it is too early to be able to determine the most appropriate car charging approach to adopt at the site, but that appropriate EV chargers would be provided once a specific requirement have been determined and agreed in consultation with TfGM who are partnering with Manchester City Council in developing a City wide approach. The submitted application form states that when finalised, the EV chargers to be implemented would be equal to, or surpass the expectation of 10 x 7.6kw chargers originally referenced in the planning application.

Furthermore, it has been confirmed that as part of this project, the contractor (Morgan Sindall) will provide a ducting infrastructure to support the future installation of EV chargers.

On the basis of above information it is considered that the variation of the condition relating to the installation of electric vehicle charging points at the site, to the time frame proposed would be acceptable. It is however, recommended that the condition also include a requirement of the implementation of the scheme within 6 months.

Sustainability

The previously approved scheme was accompanied by a BREEAM pre-assessment estimator. This gave an indicative rating of Excellent based on a fabric first approach, and a low carbon design to reduce building energy consumption by the introduction of passive design measures to reduce total heating cooling, mechanical venting and lighting demands. In addition it was proposed to locate numerous photovoltaic panels on the roof of the building. It was recommended that this aspect of the scheme is conditioned. This condition has not yet been discharged and would therefore be reattached to any approval. The proposed revision would not affect this aspect of the approved scheme.

Lighting

The previously approved scheme included the incorporation of external wall mounted bulkhead lighting with 6m column mounted floodlighting to the parking area. A lux plan had been provided to show the extent of light spill. The light spill would not extend beyond Garratt Way or Whitwell Way carriageways. It was recommended that a condition be attached to any approval to require details of the colouration of the external lighting to be erected within the development. The condition has been subsequently discharged. The proposed revision would not affect this aspect of the approved scheme.

Contaminated Land

The site was a cleared brown field site following the demolition of the former housing office and public house. As part of the previously approved scheme the applicants submitted a Phase

2 Site Investigation, but there were a number of outstanding matters including the need for calibration certificates for the gas monitoring and after completion of site works, the submission of a verification report .

In relation to ground contamination the soil testing results were compared with the Tier 1 criteria for soils thresholds, and with respect to the proposed end-use of the site Tier 1 thresholds were not exceeded. It was therefore considered that the risk presented to site end-users, construction workers and adjacent residents from Made Ground soils was low.

In relation to groundwater the report considered that the potential for perched water within the Made Ground or granular superficial deposits to vertically migrate through the low permeability Glacial Till to the Principal Aquifer within the bedrock was unlikely, but stated that insufficient groundwater was available in the boreholes to allow groundwater sample collection and analysis. The report therefore concluded that the risk presented to the Principal Aquifer was very low.

In relation to ground gas , six monitoring visits were undertaken. The information in the report suggested that the risk to the end-user the development site from soil gases was considered to be low and no gas protection measures would be required.

Based on the findings of the ground investigation, the report recommended that:

1) Further investigation should be undertaken within the area of identified organic peaty materials within WS05 to delineate and ensure it did not extend to the south within the development footprint; and

2) That construction workers were provided with appropriate PPE and sanitary facilities, with reference to the environmental testing results presented.

In view the outstanding information and the recommendation within the report it was therefore recommended that a condition be attached relating to contaminated land measures be attached to any approval pending the receipt of the information outlined above.

The condition has been subsequently discharged. The proposed revision would not affect this aspect of the approved scheme.

Flood Risk

The site falls within EA Flood Zone 1 with a risk of Fluvial/Tidal flooding not exceeding 1 in 1000 annual probability.

As part of the previously approved scheme an existing surface water runoff report was provided which confirmed that attenuation was proposed to limit surface water out flows to 11 litres per second as requested by United Utilities.. This rate of outflow also complied with the requirements for 50% improvements on brownfield sites.

Garratt Way, Whitwell Way and part of the site where that building would be located were identified as having the potential to be susceptible to surface water flooding from overland flow (Pluvial flooding)

In view of the comments expressed by Flood Risk Management officers it was proposed to condition the drainage scheme to the information which has been submitted to accompany the application and the additional details provided during the consultation process. A further condition was proposed to deal with the on going implementation, maintenance and management of the sustainable drainage scheme.

Both conditions have been subsequently discharged. The proposed revision would not affect this aspect of the approved scheme.

Noise

A noise assessment accompanied the previously approved scheme. This identified impacts relating to noise, together with mitigation measures. A base line environmental noise survey was undertaken at that time to establish the existing noise climate at various boundary locations around the proposed development. Road traffic noise and noise from Tesco service yard and roof mounted plant was found to be the dominant source of noise .

The scheme was designed to incorporate a mechanical system , with windows remaining closed for normal ventilation conditions, but could be opened if needed. Trickle vents may be included in some rooms for providing night purge when required , but these would normally remain close when the accommodation was occupied. The submitted information predicted that internal noise level requirements could be met with standard thermal double glazing . It was therefore proposed to condition the scheme to be implemented in accordance with the measures detailed in the noise assessment .

In relation to external plant , it was noted that this had not yet been finalised . It was therefore proposed to attach a condition to any planning approval relating to external plant requiring the plant to achieve a rating level of 5dB(LAeq) below the typical background noise level, and that on completion verification report be submitted to validate the work undertaken conforms to the recommendations and requirements in the report.

In relation to noise emanating from the proposed building , the property lies next to a main radial route and is within Gorton District Centre. The property would be 47m from the houses to the north on Garratt Way, and would be no closer than the former housing office on this site. Given the location and nature of the proposed use when considered in relation to the previous uses in this site (a housing office and a public house) , it was not considered that the proposed development would give rise to significant impacts to residential amenity from noise.

Both conditions have been subsequently discharged. The proposed revision would not affect this aspect of the approved scheme.

Security

The previously approved scheme was accompanied by a Crime Impact Statement in support of the planning application. This identified the levels of crime in the local area within the last 12 months as being above average, with the most frequently occurring offences including, less serious wounding, theft and vehicle crime. The report advised that these types of crime were typical of those experienced in or within close proximity of district , town or city centres, where there was a concentration of retail, commercial and licensed premises, leading to a concentration of crime and disorder issues. The report identified the area around Williams Street and Dale Street (to the south of Hyde Road to the south west of the site) as the location where the majority of cases relating to violence had occurred; with incidents of criminal damage , vehicle crime and theft taking place to the south of the site on or around Hyde Road.

The report identified that potential generators of insecurity relate to control of access to the building , entrance /reception arrangements , external circulation space and footpath routes, together with car park security and cycle storage.

Greater Manchester Police stated that provided the development was implemented in accordance with the requirements of the Crime Impact Statement, the development would achieve Secure by Design accreditation.

It was therefore proposed that this aspect of the scheme is conditioned, in view of the reasonably high level of crime in the locality. The development achieved Secure by Design

accreditation on 14th October 2022, and the condition was subsequently discharged. The proposed revision would not affect this aspect of the approved scheme.

Waste Storage

As part of the previously approved scheme the planning agent confirmed that a full waste and recycling solution would be implemented to include the following types of waste:

General Waste; Paper Recycling; Co-Mingling ;Food Waste ;Confidential Waste; and Sanitary Waste

They also advised that waste collection from the office spaces would be completed by the Housekeeping team as required, and a full range of Internals bins, excluding confidential waste, would be located in the breakout areas and paper/confidential waste bins would be located in the business hubs. No individual bins are to be permitted.

It was noted that the number of the bins required for office spaces was unclear at that time , but that this would be finalised when there was clarity of where services were located.

External bin storage shown on plan ref: GCH-IBI-XX-XX-DR-L-700-0001 P04 was proposed to be well ventilated, lockable and large enough to hold the following receptacles:

2 x 1100l general waste

1 x 660l paper recycling

1 x 660l co-mingling

3 x 240l food recycling

External collections would be on a scheduled basis from Biffa and be communicated to the tenants. Confidential waste would be serviced by Shred-it. Consoles would be situated in business hubs on each floor and scheduled for off site shredding every six weeks

Sanitary and nappy bins would be serviced by PHS on a scheduled basis.

The measures detailed above were considered to be an appropriate approach , however , no details had been provided in connection with the disposal of clinical waste . It was therefore proposed that a condition be attached to ensure that the proposed waste management strategy was implemented, but that details for the storage and disposal of clinical waste were agreed prior to the building being occupied. This condition was subsequently discharged. The proposed revision would not affect this aspect of the approved scheme.

Employment

Policy EC 5 states that East Manchester (which includes this area of Gorton) is expected to provide approximately 80-85ha of employment land, and identifies Gorton District Centre as an area offering opportunities for small scale mixed use local employment opportunities.

Whilst it is acknowledged that many of the future staff to be based tat this integrated facility will be relocate from other locations within Gorton and the wider area, the nature of the development has the potential to lead to employment opportunities.

The proposed revision would not affect this aspect of the approved scheme.

Local Labour/ Social Value Plan

The previously approved scheme was accompanied by Social Value Plan, which confirmed employment and opportunities at this site. This included work experience and graduate training, a work placement, apprentice weeks (217), and employment support (supporting entry into work). The proposed revision would not affect this aspect of the approved scheme.

Archaeology

Given the observations made GMASS on the previously approved planning application, no conditions relating to archaeology are proposed .

Conclusion

The proposed variation of the time frame to submit finalised details of the Electric Vehicle Charging points, together with the infrastructure (ducting and capacity) is considered to be acceptable on the basis that the provision would form part of a City Wide EV strategy, and that when finalised, the EV chargers to be implemented at this site would be equal to, or surpass the expectation of 10 x 7.6kw chargers originally referenced in the planning application.

The provision will support the development, which will enable the provision of integrated services in one location with the associated benefits to services users and staff, and would deliver further employment opportunities and improve the range of locally available services

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 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 drawings numbered :-

GCH-IBI-WS-00-DR-A-100 -002 rev.P02 (Existing sites location plan);

GCH-IBI-XX-00-DR-A-200-001 rev P09 (Ground Floor Level 0) ;

GCH-IBI-XX-01-DR-A-200-002 rev P09 (First Floor Level 1) ;

GCH-IBI-XX-02-DR-A-200-003 rev P08 (Second Floor Level 2);
GCH-IBI-XX-03-DR-A-200-004 rev P05 (Roof Floor Level 3);
GCH-IBI-XX-XX-DR-A-240-0010 (Roof Plan) ;
GCH-MEP-XX-RL-DR-M-5600 rev P2 (Third floor heating & cooling layout);
GCH-MEP-XX-02-DR-M-5600 rev P2 (Second floor heating & cooling layout);
GCH-MEP-XX-RL-DR-M-5700 rev P2 (Third Floor ventilation layout);
GCH-MEP-XX-02-DR-M-5700 rev P2 (Second Floor ventilation layout);

GCH-MEP-XX-RL-DR-E-6300 rev P2 (Electrical Services roof level - proposed general & emergency lighting layout);
GCH-MEP-XX-XX-DR-E-6300 rev P02 (External - proposed electrical services layout);
GCH-MEP-XX-RL-DR-E-7100 rev P2 (Roof level - proposed photovoltaic layout);

Proposed elevations -

GCH-IBI-XX-XX-DR-A-100-0020 rev P03 (Planning elevations Sheet 1 of 2) ;
GCH-IBI-XX-XX-DR-A-100-0021 rev P03 (Planning elevations Sheet 1 of 2) ;
GCH-IBI-XX-XX-DR-A-251-0020 (South Elevation);
GCH-IBI-XXXX-DR-A-251-0021 (West elevation) ;
GCH-IBI-XX-XX-DR-A-251-0022 (North elevation);
GCH-IBI-XX-XX-DR-A-251-0023 (East elevation);

GCH-IBI-XX-XX-DR-A-251-0024 (Additional Elevations second floor);
GCH-IBI-XX-XX-DR-A-251-0025(Additional Elevations third floor);

Proposed sections

GCH-IBI-XX-XX-DR-A-100-0026 (Planning sections);
GCH-IBI-XX-XX-DR-A-251-0010 (Strip section 1) ;
GCH-IBI-XX-XX-DR-A-251-0011(Strip section 2);
GCH-IBI-XX-XX-DR-A-251-0012 (Strip section 3);
GCH-IBI-XX-XX-DR-A-251-0013 (Strip section 4);
GCH-IBI-XX-XX-DR-A-251-0014 (Strip section 5);

Proposed visualisations -

GCH-IBI-XX-XX-DR-A-100-0027 (Hyde Road Photomontage visualisation) ;
GCH-IBI-XX-XX-DR-A-100-0028(Garratt Way Photomontage visualisation);

Proposed details -

GCH-IBI-XX-XX-DR-L-700-0002 rev P01 (Hard landscape detail) ;
GCH-IBI-XX-XX-DR-L-700-0003 rev P01(Street Furniture Details) ;
GCH-IBI-XX-XX-DR-L-700-0004 rev P01 (Planting details) ;
GCH-IBI-XX-XX-DR-A-100-0034 (Proposed bin store (notwithstanding materials));
GCH-IBI-XX-XX-DR-A-100-0040 rev P01 (Signage Strategy);

Design & Access Statement - 50786 v2 26 July 2019

Crime Impact Statement (ref: 2018/1010/CIS/01) version A: 5th April 2019

Gorton Community Hub Social Value Plan

Route to Contract Programme Phase1

Statement of community involvement 26th July 2019

Construction Management Plan

Air Quality Assessment (Stroma project ref: 132540 v2.1 2/07/2019)

BREEAM Pre assessment report (ref: (395) 1832 -KG-PA-Gorton CH_Bepsoken_R02 01/04/2019)

Noise Assessment v.1 02/07/2019

Tree Survey and Arboricultural Constraints 31.01.2019

Ecological Appraisal 31.01.2019 former Belle Vue House site
Ecological Appraisal 31.01.2019 former Suburban PH site
Phase 2 Site Investigation (ref: 070452-CUR-00-XX-RP-GE-002)
Existing Surface water run off report (062407-CUR-00-XX-RP-C-00001-V01) 04/07/2019
Flood Risk Assessment and Detailed Drainage Strategy (062407-CUR-00-XX-RP-C-00001-V02) 24/07/2019
Interim Travel Plan (ref: 070457-CUR-00-XX-RP-TP-001-V02) rev. V01 24th July 2019
Transport Assessment (Ref: 07045-CUR-00-XX-RP-TP-001-V02_TA) rev.V02 24th July 2019
Waste Management Proforma and NHS Trust Waste management Policy
S17260-U rev E (Existing Utility survey)
United Utilities Pre Development Enquiry ; Existing sewer records UU asset plan ; Existing sewer CCTV survey
Stamped as received 29th July 2019

Further information in relation to drainage received by email from the planning agent dated 15th August 2019 . relating to storm sewer design .
Existing surface water run off report ref: 062407-CUR-00-XX-RP-C-00001-V01 received 15th August 2019.

GCH-IBI-XX-XX-DR-L-700-0001 rev P04 (General arrangement plan) received by e-mail dated 18th September 2019

GCH-IBI-XX-XX-DR-A-100 -0010 rev.P08 (Proposed site plan);received by e-mail dated 18th September 2019

Further information in relation to drainage received by email from the planning agent dated 23rd September 2019.

GCH -CUR -00-XX-DR -C-92003-P01 (DRAINAGE DETAILS SHEET 1) ; GCH -CUR -00-XX-DR-C- 92004-P01(DRAINAGE DETAILS SHEET 2) ; GCH -CUR -00-XX-DR-C- 92001-P04 (Outline drainage strategy) ; GCH -CUR -00-XX-DR-C- 92002-P01(Proposed design layout) ; GCH -CUR -00-XX-DR-C- 90004-P01(Exceedance rates); GCH -CUR -00-XX-DR-C- 90003-P01(Proposed contours plan);
received by e-mail dated 23rd September 2019

Plan ref: 70457-Cur-00-XX-DR-TP-05010 P10 (Swept path analysis refuse vehicle) received by e-mail dated 11th October 2019

Email from Planning agent received 18th October 2019 , relating to levels of cycle storage

Email from planning agent regarding drainage dated 11th October 2019.

Email from Planning agent received 21st October 2019 , relating to tree species to form part of the soft landscaping scheme.

As amended by the information on the completed planning application for removal or variation of a condition following grant of Planning Permission or Listed Building Consent forms received 3rd November 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 Manchester.

2) The development shall be implemented in full accordance with the Construction phase health and safety plan, design delivery plan (construction phase) and environmental management plan received by the City Council, as Local Planning Authority, on the 2 March 2020, and content Email from Tim Kilpatrick dated 17 March 2020 confirming the construction hours of Monday to Friday 07:30 to 18:00 and Saturday 08:30 to 14:00

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 be implemented in accordance with the Gorton Community Hub Specification document ref: GCH-IBI-XX-XX-DR-SP-200 0001_RevC08 received on 2nd November 2021 and the contents of the Gorton Community Hub - Facing material samples schedule received 8th December 2021, which details the materials listed below.

Wienerberger / Terca Grove Orange Multi Stockrecessed joint, various mix proportions - Natural mortar colour;

Aluminium window frame Technal Soleal FY 65 Visible opening sash, Qualicoat polyester powder coated, matt, colour - RAL 1036;

Aluminium curtain walling Technal Geode MX 52 Visible Grid, Qualicoat polyester powder coated, matt, colour - RAL 1036;

Insulating glass - Saint Gobain Glass Securit Cool-lite SKN176 II;

Opaque glass - alternative colours proposed to compliment facing brickwork & aluminium window frame / curtain walling : RAL 2001, RAL 3005, RAL 3007, RAL 3031, & RAL 8004;

Aluminium feature cladding Euroclad Vieo 25 454 profile fixed vertically, PVF2 finish, colour - RAL 1036;;

Aluminium flashings / copings Contractors choice, Qualicoat polyester powder coated, matt, colour - RAL RAL 1036

Aluminium louvres glazed in - Renson 414THF, Qualicoat polyester powder coated, matt, colour - RAL 1036;

Aluminium plant screen louvres - Lang & Fulton Italia 80i inverted, Qualicoat polyester powder coated, matt, colour - RAL 1036;;

Aluminium doors - Technal Soleal PY 55, Qualicoat polyester powder coated, matt, colour - RAL 1036;

Steel doors - Bradbury M2M2 range, Qualicoat polyester powder coated, matt, colour - RAL 1036;

Single Ply Roof covering to low mono-pitch atrium roof- Sika-Trocral S vapour permeable homogenized plasticized PVC roofing membrane - mid grey

Liquid applied waterproof Roof coatings to inverted roof generally throughout - Icopal Parabit Duo hot melt roof coating - dark grey;

in the locations shown on plan refs: GCH-IBI-XX-XX-DR-A-100-0020 rev.C04 (Planning Elevations sheet 1 of 2); GCH-IBI-XX-XX-DR-A-100-0021 rev.C04 (Planning Elevations sheet 2 of 2) received on 6th December 2021.

Reason -To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy for Manchester.

4) The development shall be implemented in accordance with the Section 278 Agreement received by the City Council, as Local Planning Authority, on the 23 March 2020; Drawings DR TP 05012 Rev P01, DR TP 05013 Rev P01 and DR-C-95002 Rev P01 received by the City Council, as Local Planning Authority, on the 23 March 2020 ;Drawing DR-C-07002 Rev P02 received by the City Council, as Local Planning Authority, on the 2 March 2020

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

5) The off site parking facilities for staff shall be implemented in accordance with off site staff parking facilities on the car park associated with the existing library site on Garratt Way as shown on plans refs; LCP-IBI-WB-00-DR-A-100-001_Existing Site Location Plan ; and LCP-IBI-WB-00-DR-A-100-003_P02 Proposed Site Plan before the occupation of the building.

Reason - To ensure that there is adequate staff 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 car parking within the site shall be surfaced, demarcated and made available for use in accordance with the on site parking arrangements shown on plan refs; GCH-IBI-WB-00-DR-A-100-002 P02 Existing Site Location Plan; GCH-IBI-XX-XX-DR-L-700-0017 C02 Setting Out 2 of 3 Line Markings; and GCH-IBI-XX-XX-DR-L-700-0018 C03 Setting Out 3 of 3 Kerbs before the development is occupied.
The car parking spaces shall then be available at all times whilst the building is occupied.

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

7) The development shall be implemented in accordance the physical security specifications detailed in the Crime Impact Statement (ref: 2018/1010/CIS/01) version A: 5th April 2019. The development shall only be carried out in accordance with these approved details. Secure by Design accreditation was achieved on 14th October 2022.

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.

8) The development hereby approved shall undergo an Uncertified Sustainability Review to demonstrate the achievement of a BREEAM rating of at least 'excellent'. A post construction Sustainability Review document demonstrating achievement of a BREEAM rating of at least 'excellent' shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the buildings hereby approved is first occupied. The Sustainability Review document will provide evidence once the buildings have been erected that they have 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.

9) The development shall be implemented in accordance with the details relating to boundary treatment on the plans specified below and email from planning agent dated 2nd August 2022 confirming that all weldmesh fencing & railing are finished black RAL 9005 in colouration, and that the facing brickwork to retaining walls will match the main building facing brickwork - Wienerberger / Terca Grove Orange Multi Stock , with recessed joints, and natural coloured mortar.

- General Arrangement Plan ref: GCH-IBI-XX-XX-DR-L-700-0001 rev. C10
- Street Furniture Details 1 of 2 plan ref: GCH-IBI-XX-XX-DR-L-700-0003 rev. C04

- Street Furniture Details 2 of 2 plan ref: GCH-IBI-XX-XX-DR-L-700-0007 rev. C03
- Detail Retaining Wall RW01 with Balustrade B1 plan ref: GCH-IBI-XX-XX-DR-L-700-0008 rev. C02
- Detail Retaining Wall RW 03 with Balustrade B1 plan ref: GCH-IBI-XX-XX-DR-L-700-0009_rev. C02
- Retaining Wall RW02 with weldmesh fence F3 sheet 1 of 2 plan ref: GCH-IBI-XX-XX-DR-L-700-0010 rev. C01
- Retaining Wall RW02 with weldmesh fence F3 sheet 2 of 2 plan ref: GCH-IBI-XX-XX-DR-L-700-0011_C01
- Fence Type Details plan ref: GCH-IBI-XX-XX-DR-L-700-0014 rev. C01 P08 (notwithstanding the single leaf gate arrangement to the staff car park) ;
- Layout - Automatic barrier plan ref: 102/3/37366.

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.

10) The development shall be implemented in accordance with the details relating to cycle storage on the plans specified below and email from planning agent dated 2nd August 2022 confirming that the Cycle store (Langley Design) has steel sheet roof powder coated colour Merlin Grey & class 4 treated Redwood timber cladding in Dark Green to all elevations, and that the reference to galvanised steel is the weld mesh behind the cladding, internal only. Furthermore, that the gutter & downpipe are galvanised steel .

- Cycle Compound Detail ref: GCH-IBI-XX-XX-DR-L-700-0015 rev. C01
- Cycle Store General Arrangement ref: LDINV-2882-10-100 Rev1
- Cycle Store Details ref: LDINV-2882-40-100 Rev1

These facilities shall then be permanently retained and 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 mode of transport, pursuant T1 and DM1 of the Core Strategy for Manchester.

11) Within six months of the first use of the development, a revised Travel Plan which is consistent with the Interim Travel Plan shall be submitted as part of the application and which takes into account the information about travel patterns gathered following the opening of the Community Hub shall be submitted to and approved in writing by the City Council as local planning authority. This should include the monitoring of the utilisation of cycle spaces with the requirement to review additional storage provision when 90% utilisation is reached. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

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

12) The development shall be implemented in accordance with the details relating to repaving of the footway to the curtilage of the site shown on plan refs:

- Staff Car Park Entrance Details For Section 278 Approval ref: GCH-CUR-00-XX-DR-C-95002 rev. C02;

-Site Plan GA for S278 Approval ref: GCH-CUR-XX-XX-DR-C-95001 rev. P08 (notwithstanding the single leaf gate arrangement to the staff car park) ;

-Implementation Programme GCH-P3-H - Target (28.03.2022) - external works v2;

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant policy DM1 of the Core Strategy for Manchester.

13) The servicing strategy shall be implemented in accordance with plan refs:

-Swept Path Analysis Large Refuse vehicles plan ref: 62407 CUR 00 XX DR TP 05012 C01

-Service and Delivery Management Plan rev.P03 dated 10th June 2022

-Proposed site plan ref: GCH-IBI-XX-XX-DR-A-100-0010 C02

and all the agreed works completed prior to the proposed accommodation being brought into use.

Reason - In the interests of highway safety, and in order to manage and schedule deliveries within the service area. pursuant to policy T1 of the Core Strategy for Manchester.

14) Within six months of the first use of the development, finalised details of the Electric Vehicle Charging points , together with the infrastructure (ducting and capacity) shown on plan ref: GCH-MEP-XX-XX-DR-E-6300 P2 (External - Proposed electrical services layout) shall be submitted to and approved in writing by the City Council as local planning authority, and approved scheme be fully implemented. The development shall only be carried out in accordance with the approved details.

All electric vehicle charging points , 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.

15)a The development shall be implemented in accordance with the Phase 1 preliminary risk assessment and Phase 2 site investigation report received by the City Council, as Local Planning Authority, on the 2 March 2020, and Calibration certificate for the gas monitoring equipment received by the City Council, as Local Planning Authority, on the 17 March 2020.

b) The development shall be carried out in accordance with the previously agreed Remediation Strategy and the letter from planning agent ref: 50786-TK-20220804-L-1.01 dated 4 August 2022 confirming there have been no instances of contamination during the above works, together with the content of the letter from Curtins Consulting Ltd GCH-CUR-XX-XX-RP-G-0004_Remediation Strategy dated 28th July 2022.

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 Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

16) The external lighting scheme shall be implemented in accordance with the details shown on plan ref: External - Proposed Electrical Services Layout ref: GCH-QUA-XX-XX-DR-N-6300 rev.C04 (solely in relation to lighting locations and details) and External Lighting plan ref: GCH-QUA-XX-XX-TS-E-0007 (C01) received 4th April 2022.

Reason - To ensure adequate lighting 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.

17) If, when the lighting units are illuminated, they cause glare or light spillage which is in the opinion of the City Council as Local Planning Authority to the detriment of adjoining and nearby residential properties, such measures as the Council as LPA confirm in writing that they consider necessary including baffles and/or cut-offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

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

18) The development shall be implemented in accordance the completed Waste Management Proforma and NHS Trust Waste management Policy and plan ref: GCH-IBIXX-XX-DR-A-100-0034 (Proposed bin store (notwithstanding materials)) in the location shown on plan ref: GCH-IBI-XX-XX-DR-A-100 -0010 rev.P08 (Proposed site plan);received by e-mail dated 18th September 2019; together with the details on the plans , and in the documentation specified below.

-Service and Delivery Management Plan rev.P03 dated 10th June 2022
-Proposed site plan ref: GCH-IBI-XX-XX-DR-A-100-0010 C02
-Waste Management plan proforma
-Proposed bin store plan ref: GCH-IBI-XX-XX-DR-A-100-0034 C02
-Section 4.3 Clinical Waste included within GCH Delivery and Servicing Management Plan Rev P03 set out in covering letter from planning agent dated 6th July 2022;

and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the collection of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

19) The fume extraction scheme shall be implemented in accordance with the details on the plans specified below and email from planning agent dated 15.07.2022 confirming that the café is being omitted from the development, and the fume extraction scheme shall remain operational thereafter.

- Ground Floor Ventilation Layout ref: GCH-QUA-XX-00-DR-N-5700 rev.C05
- First Floor Ventilation Layout ref: GCH-QUA-XX-01-DR-N-5700 rev.C05
- Second Floor Ventilation Layout ref: GCH-QUA-XX-02-DR-N-5700 rev.C04
- Third Floor Ventilation Layout ref: GCH-QUA-XX-03-DR-N-5700 rev.C05

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with policies SP1 and M1 of the Core Strategy for Manchester.

20) The externally mounted ancillary equipment to form part of the building, shall be implemented in accordance with the content of the GCH Plant Noise Assessment ref: GCH-RAM-XX-XX-RP-Y-00002_P02.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

21) No loading or unloading (including waste collections), shall be carried out between 07:30 a.m. and 8:00p.m on Mondays to Saturdays with no loading and unloading on Sundays and Bank Holidays.

Reason - In the interests of residential amenity, 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.

22) The hours of use of the premises are:
Mondays -Fridays 7am-10pm, and Saturdays -Sundays 8am-10pm. The development shall only be carried out in accordance with the approved hours of opening.

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.

23) The mitigation measures to safeguard local air quality detailed in the Air Quality Assessment shall be implemented as part of the development 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.

24) Details of any roller shutters or security grilles to be installed within the development shall be submitted to and agreed in writing by the City Council as Local Planning Authority before these are in place. Roller shutters and grilles shall be of an open grille construction, with the housing for the mechanism recessed behind the plane of the wall where the mechanism is to be located and shall be colour-coated.

Reason -In the interests of visual amenity, pursuant to saved policies DC14 and E3.3 of the Unitary Development Plan for the City of Manchester, and policies SP1 and DM1 of the Core Strategy for Manchester.

25) The development shall only be carried out in accordance with the signage strategy on plan ref: GCH-IBI-XX-XX-DR-A-100-0040 rev.P01.

Reason - To protect the visual amenity of the development, pursuant saved Unitary Development Plan policies DC15.1 and DC15.2, and policies SP1 and DM1 of the Core Strategy for Manchester.

26) The development shall be implemented in accordance with the hard and soft landscaping treatment shown on plan refs: GCH-IBI-XX-XX-DR-L-700-0003 rev P01(Street Furniture Details) and GCH-IBI-XX-XX-DR-L-700-0001 rev P04(General Arrangement Plan), and the native species details in email from the planning agent dated 21st October 2019; together with the Landscape Maintenance and Management Plan ref: GCH-IBI-XX-XX-SP-L-700- 0003

The approved scheme shall be implemented not later than 12 months from the date of first occupation of any building within that Phase. 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 each Phase of 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.

27) The development shall be implemented in accordance with the Vivaro Pro Woodstone Double Chamber Bird Box and Beaumaris Woodstone Bat Box in the locations as shown on plan ref: Planning Elevations Sheet 2 of 2 GCH-IBI-XX-XX-DR-A -100- 0021 rev.C04.

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.

28) Within the development, all trees, shrubs and hedges and/or trees whose root structure may extend within the development , which are to be retained shall be fenced off in accordance with British Standard 5837 (1991) before any building or other operation approved by this permission is carried out . Thereafter, no excavation or other building or engineering operations shall take place and no plant, machinery or materials (including excavated material) shall be placed, deposited, stored or stacked within any such fence during the construction period.

Reason - In order to avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area, pursuant to policy EN9 of the Core Strategy for Manchester .

29) The development shall be implemented in accordance with the content of the Construction Phase Health and Safety Plan (CPHS P) - (PEP Part 2) received 6th December 2021, and e-mail from the applicant dated 22nd December 2021 confirming that all associated works have been completed, and that the plants were grubbed up, chipped and buried on site as part of the enabling works.

Reason - To prevent the spread of Cotoneaster which has been found on part of the site in accordance with the Wildlife and Countryside Act 1981.

30) The development shall be implemented in accordance with the details shown on:-
Existing Surface water run off report (062407-CUR-00-XX-RP-C-00001-V01) 04/07/2019
Existing sewer records UU asset plan ; Existing sewer CCTV survey
Further information in relation to drainage received by email from the planning agent dated 15th August 2019.

Existing surface water run off report ref: 062407-CUR-00-XX-RP-C-00001-V01 received 15th August 2019.

Further information in relation to drainage received by email from the planning agent dated 23rd September 2019.

GCH -CUR -00-XX-DR -C-92003-P01 (DRAINAGE DETAILS SHEET 1) ; GCH -CUR -00-XX-DR-C- 92004-P01(DRAINAGE DETAILS SHEET 2) ; GCH -CUR -00-XX-DR-C- 92001-P04 (Outline drainage strategy) ; GCH -CUR -00-XX-DR-C- 92002-P01(Proposed design layout) ; GCH -CUR -00-XX-DR-C- 90004-P01(Exceedance rates); GCH -CUR -00-XX-DR-C- 90003-P01(Proposed contours plan); received by e-mail dated 23rd September 2019

Email from planning agent regarding drainage dated 11th October 2019

Reason- To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

32) The implementation, maintenance and management of the sustainable drainage scheme shall be in accordance with the submitted documentation and plans detailed below.

Morgan Sindell Attenuation Tank on Gorton Hub site completed Management system checklist;

GCH Car Park SUDS As Built record and photographs

GCH Main Building SUDS As Built record and photographs

Attenuation Tanks details (using pluvial cube module units) plan ref: GCH-ABL-XX-XX-DR-0001 rev. C02

Attenuation Tank 1 layout (using pluvial cube module units) plan ref: GCH-ABL-XX-XX-DR-0002_rev. C03_

Attenuation Tank 2 layout (using pluvial cube module units) plan ref :GCH-ABL-XX-XX-DR-0003 rev. C02

Fluidic AMP Aquabrake Stainless Strap Attachment fabrication plan ref: GCH-ABL-XX-XX-DR-0004 rev. C02

Oriface Plate Flow Control Attachment Fabrication plan ref: GCH-ABL-XX-XX-DR-0005_rev. C02_

Drainage Details Sheet 1 plan ref: GCH-CUR-XX-XX-DR-C-92003 rev. C01

Drainage Details Sheet 2 plan ref: GCH-CUR-XX-XX-DR-C-92004 rev. C03

Drainage Details Sheet 3 plan ref: GCH-CUR-XX-XX-DR-C-92005 rev. C02

Proposed manhole schedule plan rf: GCH-CUR-XX-XX-DR-C-92006 rev. C07

Existing Site Location Plan ref: GCH-IBI-WB-00-DR-A-100-002 rev. P02

Received 14th September 2022.

Content of email form Planning agent dated 6th October 2022;

Proposed Drainage Layout plan ref: GCH-CUR-XX-XX-DR-C-92002-C13

Flood Risk Assessment Detailed Drainage Strategy ref: GCH-CUR-XX-XX-RP-C-0002 rev. P03 dated 7th January 2022.

Maintenance Recommendations - R2 prepared by Environmental Sustainable Solutions; As Built Hydrbrake visual.

Received 6th October 2022

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.

Informatives

1) Whilst the buildings to be demolished have been assessed as low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

2) The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

3) Materials Informative

Building Regulations - Fire Safety

You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Appendix 1 – List of consultees & neighbours notified

Environmental Health
Highway Services
Environmental Health

1 Bakewell Street, Manchester, M18 7AT
6 Hengist Street, Manchester, M18 7EL
24 Beckett Street, Manchester, M18 7AW
1 Beckett Street, Manchester, M18 7AW
52 Bakewell Street, Manchester, M18 7AQ
49 Bakewell Street, Manchester, M18 7AQ
10 Knutsford Road, Manchester, M18 7AL
5 Bragenham Street, Manchester, M18 7AN
25 Bragenham Street, Manchester, M18 7AN
4 Bragenham Street, Manchester, M18 7AN
12 Bragenham Street, Manchester, M18 7AN
7 Knutsford Road, Manchester, M18 7AL
18 Knutsford Road, Manchester, M18 7AL
5 Beyer Close, Manchester, M18 8AR
9 Lowgill Walk, Manchester, M18 8AS
5 Lowgill Walk, Manchester, M18 8AS
3 Lowgill Walk, Manchester, M18 8AS
18 Oxenholme Walk, Manchester, M18 8AP
31 Millwall Close, Manchester, M18 8LL
30 Millwall Close, Manchester, M18 8LL
Flat 7, 568 Hyde Road, Manchester, M18 7EE
Flat 1, 568 Hyde Road, Manchester, M18 7EE
17 Furnival Road, Manchester, M18 8DG
1 Furnival Road, Manchester, M18 8DG
17 Heversham Walk, Manchester, M18 8AY
11 Woodnewton Close, Manchester, M18 7AJ
54 Furnival Road, Manchester, M18 8DQ
36 Furnival Road, Manchester, M18 8DQ
24 Furnival Road, Manchester, M18 8DQ
15 Haworth Road, Manchester, M18 7AU
35 Bakewell Street, Manchester, M18 7AQ
32 Bakewell Street, Manchester, M18 7AQ
34 Furnival Road, Manchester, M18 8DQ
28 Furnival Road, Manchester, M18 8DQ
2 Bakewell Street, Manchester, M18 7AT
33 Bakewell Street, Manchester, M18 7AQ
578 Hyde Road, Manchester, M18 7EE
TESCO Extra, Hyde Road, Manchester, M18 8LD
544 Hyde Road, Manchester, M18 7AA
11 Taplin Drive, Manchester, M18 7DZ
17 Taplin Drive, Manchester, M18 7DZ
15 Taplin Drive, Manchester, M18 7DZ
3 Taplin Drive, Manchester, M18 7DZ
Flat 1, 572 Hyde Road, Manchester, M18 7EE
110 Furnival Road, Manchester, M18 8DQ
22 Embleton Walk, Manchester, M18 8NF
26 Peacock Close, Manchester, M18 8AX
20 Peacock Close, Manchester, M18 8AX

Flat 5, James Court, 44A Wellington Street, Manchester, M18 8LJ
20 Chatsworth Road, Manchester, M18 7AF
7 Bakewell Street, Manchester, M18 7AT
2 Cecil Grove, Manchester, M18 7EW
16 Cecil Grove, Manchester, M18 7EW
40 Bryson Walk, Manchester, M18 8NB
13 Middlewich Walk, Manchester, M18 8NE
21 Chatsworth Road, Manchester, M18 7AF
5 Hampden Crescent, Manchester, M18 8JN
540 Gorton Lane, Manchester, M18 8AN
10 Oakfield Grove, Manchester, M18 7FP
7 Oakfield Grove, Manchester, M18 7FP
1 Oakfield Grove, Manchester, M18 7FP
James Court, 44A Wellington Street, Manchester, M18 8LJ
17 Woodnewton Close, Manchester, M18 7AJ
20 Taylor Street, Gorton, Manchester, M18 8YE
30 Taylor Street, Gorton, Manchester, M18 8YE
11 Taylor Street, Gorton, Manchester, M18 8YF
88 Furnival Road, Manchester, M18 8DQ
82 Furnival Road, Manchester, M18 8DQ
56 Furnival Road, Manchester, M18 8DQ
102 Furnival Road, Manchester, M18 8DQ
23 Furnival Road, Manchester, M18 8DG
96 Furnival Road, Manchester, M18 8DQ
27 Furnival Road, Manchester, M18 8DG
74 Furnival Road, Manchester, M18 8DQ
70 Furnival Road, Manchester, M18 8DQ
68 Furnival Road, Manchester, M18 8DQ
22 Knutsford Road, Manchester, M18 7AL
24 Knutsford Road, Manchester, M18 7AL
19 Knutsford Road, Manchester, M18 7AL
Empowerment House, 15 Williams Road, Gorton, Manchester, M18 7AY
Car Wash Gorton Service Station, Thornbury Way, Manchester, M18 8HE
14 Beckett Street, Manchester, M18 7AW
64 Agnew Road, Manchester, M18 7AR
60 Agnew Road, Manchester, M18 7AR
66 Agnew Road, Manchester, M18 7AR
540 Hyde Road, Manchester, M18 7AA
Crystal Shine Motors Ltd, Victoria Works, Williams Street, Manchester, M18 7AH
Whitegoods Ltd, Knutsford Road, Manchester, M18 7AL
Flat 1, 55 Haworth Road, Manchester, M18 7EN
37 Taplin Drive, Manchester, M18 7DZ
33 Taplin Drive, Manchester, M18 7DZ
1 Taplin Drive, Manchester, M18 7DZ
5 Taplin Drive, Manchester, M18 7DZ
27 Taplin Drive, Manchester, M18 7DZ
23 Taplin Drive, Manchester, M18 7DZ
21 Taplin Drive, Manchester, M18 7DZ
Flat 4, 544 - 546 Hyde Road, Manchester, M18 7AA
Flat 2, 544 - 546 Hyde Road, Manchester, M18 7AA
Flat 3, 544 - 546 Hyde Road, Manchester, M18 7AA
Flat B, 570 Hyde Road, Manchester, M18 7EE
616 Hyde Road, Manchester, M18 7EE
23 Heversham Walk, Manchester, M18 8AY

Coopers Family Butchers, Unit 10 To 12, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
524A Hyde Road, Manchester, M18 7AA
19 Buttress Street, Manchester, M18 8EG
Gorton Police Sub Station, Garratt Way, Manchester, M18 8HE
39 Taplin Drive, Manchester, M18 7DZ
Flat 1, 522 Hyde Road, Manchester, M18 7AA
19 Middlewich Walk, Manchester, M18 8JL
22 Peacock Close, Manchester, M18 8AX
12 Grizebeck Close, Manchester, M18 8AT
3 Beyer Close, Manchester, M18 8AR
14 Oxenholme Walk, Manchester, M18 8AP
4 Oxenholme Walk, Manchester, M18 8AP
4 Millwall Close, Manchester, M18 8LL
35F Williams Street, Manchester, M18 7AH
656 Hyde Road, Manchester, M18 7EE
8 Sunny Brow Road, Manchester, M18 7AE
39 Bakewell Street, Manchester, M18 7AQ
Flat 1, 39 Williams Street, Manchester, M18 7AH
4 Radnor Street, Gorton, Manchester, M18 7AP
39 Radnor Street, Gorton, Manchester, M18 7AD
41 Bakewell Street, Manchester, M18 7AQ
20 Knutsford Road, Manchester, M18 7AL
202 Garratt Way, Manchester, M18 8HD
Flat 2, 540 Hyde Road, Manchester, M18 7AA
Flat Above, Suburban Hotel, Garratt Way, Manchester, M18 8LD
16 Sibley Street, Manchester, M18 8LN
29 Millwall Close, Manchester, M18 8LL
Flat 6, 17 Woodnewton Close, Manchester, M18 7AJ
Flat 11, 19 Woodnewton Close, Manchester, M18 7AJ
Flat 8, 19 Woodnewton Close, Manchester, M18 7AJ
Flat 7, 19 Woodnewton Close, Manchester, M18 7AJ
16 Beckett Street, Manchester, M18 7AW
40 Bakewell Street, Manchester, M18 7AQ
53 Bakewell Street, Manchester, M18 7AQ
7 Embleton Walk, Manchester, M18 8NF
24 Embleton Walk, Manchester, M18 8NF
24 Bryson Walk, Manchester, M18 8NB
8 Kilnsey Walk, Manchester, M18 8LR
17 Embleton Walk, Manchester, M18 8NF
5 Middlewich Walk, Manchester, M18 8NE
14 Middlewich Walk, Manchester, M18 8NE
12 Middlewich Walk, Manchester, M18 8NE
3 Middlewich Walk, Manchester, M18 8NE
1 Middlewich Walk, Manchester, M18 8NE
2 Bryson Walk, Manchester, M18 8LX
35 Middlewich Walk, Manchester, M18 8JL
12 Bryson Walk, Manchester, M18 8LX
9 Littleham Walk, Manchester, M18 8LU
4 Littleham Walk, Manchester, M18 8LU
15 Littleham Walk, Manchester, M18 8LU
12 Littleham Walk, Manchester, M18 8LU
14 Littleham Walk, Manchester, M18 8LU
4 Kilnsey Walk, Manchester, M18 8LR

2 Kilnsey Walk, Manchester, M18 8LR
14 Sibley Street, Manchester, M18 8LN
11 Hampden Crescent, Manchester, M18 8JX
14 Kettlewell Walk, Manchester, M18 8JW
10 Kettlewell Walk, Manchester, M18 8JW
4 Sibley Street, Manchester, M18 8LN
11 Hincaster Walk, Manchester, M18 8JZ
4 Kettlewell Walk, Manchester, M18 8JW
32 Swindon Close, Manchester, M18 8JQ
16 Swindon Close, Manchester, M18 8JQ
18 Swindon Close, Manchester, M18 8JQ
14 Swindon Close, Manchester, M18 8JQ
12 Swindon Close, Manchester, M18 8JQ
4 Swindon Close, Manchester, M18 8JQ
1 Hampden Crescent, Manchester, M18 8JN
Unit 2, Chatsworth Mill, Williams Road, Gorton, Manchester, M18 7AY
Flat 6, 568 Hyde Road, Manchester, M18 7EE
14 Furnival Road, Manchester, M18 8DQ
Flat 28, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 17, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
36 Engell Close, Manchester, M18 8LA
8 Toft Road, Manchester, M18 7TY
42 Beckett Street, Manchester, M18 7AS
32 Beckett Street, Manchester, M18 7AS
17 Radnor Street, Gorton, Manchester, M18 7AP
70 Agnew Road, Manchester, M18 7AR
51 Agnew Road, Manchester, M18 7AR
16 Agnew Road, Manchester, M18 7AR
6 Bragenham Street, Manchester, M18 7AN
21 Bragenham Street, Manchester, M18 7AN
13 Bragenham Street, Manchester, M18 7AN
3 Knutsford Road, Manchester, M18 7AL
2 Knutsford Road, Manchester, M18 7AL
14 Williams Street, Manchester, M18 7AH
24 Chatsworth Road, Manchester, M18 7AF
19 Chatsworth Road, Manchester, M18 7AF
17 Chatsworth Road, Manchester, M18 7AF
21 Peacock Grove, Manchester, M18 7FL
25 Buttress Street, Manchester, M18 8EG
40 Beckett Street, Manchester, M18 7AS
46 Bakewell Street, Manchester, M18 7AQ
98 Furnival Road, Manchester, M18 8DQ
100 Furnival Road, Manchester, M18 8DQ
8 Bakewell Street, Manchester, M18 7AT
Flat 4, 578A Hyde Road, Manchester, M18 7EE
544 Gorton Lane, Manchester, M18 8AN
AGE CONCERN MANCHESTER, Units 1 To 2, Gorton District Centre, Garratt Way,
Manchester, M18 8LB
Unit A1, Gorton District Centre, Garratt Way, Manchester, M18 8LB
Flat 2, 558B Hyde Road, Manchester, M18 7EE
Suburban Hotel, Garratt Way, Manchester, M18 8LD
169 Cambert Lane, Gorton, Manchester, M18 8HJ
5 Embleton Walk, Manchester, M18 8NF
2 Embleton Walk, Manchester, M18 8NF

34 Millwall Close, Manchester, M18 8LL
28 Millwall Close, Manchester, M18 8LL
18 Millwall Close, Manchester, M18 8LL
13 Millwall Close, Manchester, M18 8LL
11 Millwall Close, Manchester, M18 8LL
Unit 7, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 6, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
11 Embleton Walk, Manchester, M18 8NF
7 Taplin Drive, Manchester, M18 7DZ
26 Embleton Walk, Manchester, M18 8NF
20 Embleton Walk, Manchester, M18 8NF
4 Bryson Walk, Manchester, M18 8LX
6 Sibley Street, Manchester, M18 8LN
17 Hampden Crescent, Manchester, M18 8JX
24 Kettlewell Walk, Manchester, M18 8JW
6 Langcliffe Walk, Manchester, M18 8JU
2 Keld Walk, Manchester, M18 8JP
31 Middlewich Walk, Manchester, M18 8JL
29 Middlewich Walk, Manchester, M18 8JL
12 Peacock Close, Manchester, M18 8AX
14 Grizebeck Close, Manchester, M18 8AT
17 Millwall Close, Manchester, M18 8LL
2 Millwall Close, Manchester, M18 8LL
23 Millwall Close, Manchester, M18 8LL
22 Millwall Close, Manchester, M18 8LL
Unit 3 First Floor, Chatsworth Mill, Williams Road, Gorton, Manchester, M18 7AY
Unit 6, Chatsworth Mill, Williams Road, Gorton, Manchester, M18 7AY
19 Embleton Walk, Manchester, M18 8NF
39 Millwall Close, Manchester, M18 8LL
36 Millwall Close, Manchester, M18 8LL
22 Oakfield Grove, Manchester, M18 7FP
14 Oakfield Grove, Manchester, M18 7FP
35 Haworth Road, Manchester, M18 7EN
43 Haworth Road, Manchester, M18 7EN
12 Hengist Street, Manchester, M18 7EL
65 Agnew Road, Manchester, M18 7AR
61 Agnew Road, Manchester, M18 7AR
52 Agnew Road, Manchester, M18 7AR
4 Knutsford Road, Manchester, M18 7AL
3 Williams Street, Manchester, M18 7AH
4 Buttress Street, Manchester, M18 8EG
32 Buttress Street, Manchester, M18 8EG
Flat 1, James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 10, James Court, 44A Wellington Street, Manchester, M18 8LJ
16 Borwell Street, Manchester, M18 8FH
4 Borwell Street, Manchester, M18 8FJ
23 Buttress Street, Manchester, M18 8EG
26 Furnival Road, Manchester, M18 8DQ
20 Furnival Road, Manchester, M18 8DQ
15 Belper Walk, Manchester, M18 8AZ
8 Dunnerdale Walk, Manchester, M18 8AW
6 Heversham Walk, Manchester, M18 8AY
6 Dunnerdale Walk, Manchester, M18 8AW
7 Haworth Road, Manchester, M18 7AU

12 Bakewell Street, Manchester, M18 7AT
Flat 2, 23 Parkdale Avenue, Manchester, M18 7AG
5 Radnor Street, Gorton, Manchester, M18 7AP
17 Williams Street, Manchester, M18 7AH
26 Chatsworth Road, Manchester, M18 7AF
10 Chatsworth Road, Manchester, M18 7AF
550 Hyde Road, Manchester, M18 7AA
552 Hyde Road, Manchester, M18 7AA
18 Calgary Street, Manchester, M18 8YG
114 Hampden Crescent, Manchester, M18 8JH
6 Calgary Street, Manchester, M18 8YG
4 Calgary Street, Manchester, M18 8YG
1 Calgary Street, Manchester, M18 8YG
116 Hampden Crescent, Manchester, M18 8JH
8 Crosfield Grove, Manchester, M18 7ES
6 Crosfield Grove, Manchester, M18 7ES
41 Haworth Road, Manchester, M18 7EN
8 Hengist Street, Manchester, M18 7EL
14 Hengist Street, Manchester, M18 7EL
5 Beckett Street, Manchester, M18 7AW
3 Beckett Street, Manchester, M18 7AW
9 Beckett Street, Manchester, M18 7AW
26 Bragenham Street, Manchester, M18 7AN
23 Bragenham Street, Manchester, M18 7AN
33 Millwall Close, Manchester, M18 8LL
8 Grizebeck Close, Manchester, M18 8AT
1 Beyer Close, Manchester, M18 8AR
6 Oxenholme Walk, Manchester, M18 8AP
Flat 9, 568 Hyde Road, Manchester, M18 7EE
Flat 2, 620 Hyde Road, Manchester, M18 7EE
7 Middlewich Walk, Manchester, M18 8NE
13 Littleham Walk, Manchester, M18 8LU
22 Kettlewell Walk, Manchester, M18 8JW
3 Millwall Close, Manchester, M18 8LL
21 Millwall Close, Manchester, M18 8LL
19 Millwall Close, Manchester, M18 8LL
30 Engell Close, Manchester, M18 8LA
556 Gorton Lane, Manchester, M18 8EH
16 Buttress Street, Manchester, M18 8EG
76 Furnival Road, Manchester, M18 8DQ
46 Belper Walk, Manchester, M18 8AZ
Unit 2A, Victoria Works, Sunny Brow Road, Manchester, M18 7AE
15 Buttress Street, Manchester, M18 8EG
20 Woodnewton Close, Manchester, M18 7AJ
16 Parkdale Avenue, Manchester, M18 7AG
7 Toft Road, Manchester, M18 7TY
15 Heversham Walk, Manchester, M18 8AY
26 Woodnewton Close, Manchester, M18 7AJ
3 Brigstock Avenue, Manchester, M18 8BX
24 Sunny Brow Road, Manchester, M18 7AE
40 Radnor Street, Gorton, Manchester, M18 7AD
63 Agnew Road, Manchester, M18 7AR
59 Agnew Road, Manchester, M18 7AR
56 Agnew Road, Manchester, M18 7AR

22 Williams Street, Manchester, M18 7AH
10 Agnew Road, Manchester, M18 7AR
18 Bragenham Street, Manchester, M18 7AN
5 Williams Street, Manchester, M18 7AH
3 Sunny Brow Road, Manchester, M18 7AZ
1 Williams Street, Manchester, M18 7AH
3 Chatsworth Road, Manchester, M18 7AF
27 Chatsworth Road, Manchester, M18 7AF
22 Chatsworth Road, Manchester, M18 7AF
8 Heptonstall Walk, Manchester, M18 8LF
88 Engell Close, Manchester, M18 8LA
82 Engell Close, Manchester, M18 8LA
56 Engell Close, Manchester, M18 8LA
50 Engell Close, Manchester, M18 8LA
28 Engell Close, Manchester, M18 8LA
Flat 3, 568 Hyde Road, Manchester, M18 7EE
1 Knutsford Road, Manchester, M18 7AL
35B Williams Street, Manchester, M18 7AH
Flat 5, 568 Hyde Road, Manchester, M18 7EE
Flat 1, 620 Hyde Road, Manchester, M18 7EE
19 Woodnewton Close, Manchester, M18 7AJ
Ground Floor, 644 Hyde Road, Manchester, M18 7EE
18 Taylor Street, Gorton, Manchester, M18 8YE
73 Taylor Street, Gorton, Manchester, M18 8DF
22 Taylor Street, Gorton, Manchester, M18 8YE
28 Taylor Street, Gorton, Manchester, M18 8YE
8 Rosgill Walk, Manchester, M18 8NH
17 Middlewich Walk, Manchester, M18 8NE
15 Hampden Crescent, Manchester, M18 8JX
34 Swindon Close, Manchester, M18 8JQ
16 Middlewich Walk, Manchester, M18 8JL
Gorton Cultural Centre, Garratt Way, Manchester, M18 8HE
1 Grizebeck Close, Manchester, M18 8AT
3 Grizebeck Close, Manchester, M18 8AT
Part Ground Floor, Victoria Works, Sunny Brow Road, Manchester, M18 7AE
Unit 2, Victoria Works, Sunny Brow Road, Manchester, M18 7AE
8 Borwell Street, Manchester, M18 8FJ
48 Furnival Road, Manchester, M18 8DQ
66 Furnival Road, Manchester, M18 8DQ
14 Parkdale Avenue, Manchester, M18 7AG
25 Chatsworth Road, Manchester, M18 7AF
26 Radnor Street, Gorton, Manchester, M18 7AP
1 Radnor Street, Gorton, Manchester, M18 7AP
38 Bryson Walk, Manchester, M18 8NB
34 Bryson Walk, Manchester, M18 8NB
658 Hyde Road, Manchester, M18 7EE
21 Beckett Street, Manchester, M18 7AW
2 Oakfield Grove, Manchester, M18 7FP
11 Haworth Road, Manchester, M18 7AU
12 Woodnewton Close, Manchester, M18 7AJ
13 Peacock Grove, Manchester, M18 7FL
10 Peacock Grove, Manchester, M18 7FL
12 Toft Road, Manchester, M18 7TY
10 Toft Road, Manchester, M18 7TY

27 Toft Road, Manchester, M18 7TY
83 Sunny Brow Road, Manchester, M18 7TX
46 Knutsford Road, Manchester, M18 7NU
28 Knutsford Road, Manchester, M18 7NU
22 Agnew Road, Manchester, M18 7AR
20 Middlewich Walk, Manchester, M18 8JL
14 Pinetree Street, Manchester, M18 8DH
5 Millwall Close, Manchester, M18 8LL
27 Millwall Close, Manchester, M18 8LL
86 Engell Close, Manchester, M18 8LA
Flat 14, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 10, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
9 Belper Walk, Manchester, M18 8AZ
22 Parkdale Avenue, Manchester, M18 7AG
20 Parkdale Avenue, Manchester, M18 7AG
10 Parkdale Avenue, Manchester, M18 7AG
17 Toft Road, Manchester, M18 7TY
1 Toft Road, Manchester, M18 7TY
664 Hyde Road, Manchester, M18 7EE
5 Bakewell Street, Manchester, M18 7AT
15 Brigstock Avenue, Manchester, M18 8BX
18 Beckett Street, Manchester, M18 7AW
662 Hyde Road, Manchester, M18 7EE
Flat 10, 19 Woodnewton Close, Manchester, M18 7AJ
13 Beckett Street, Manchester, M18 7AW
2 Beckett Street, Manchester, M18 7AW
17 Beckett Street, Manchester, M18 7AW
54 Bakewell Street, Manchester, M18 7AQ
50 Bakewell Street, Manchester, M18 7AQ
43 Bakewell Street, Manchester, M18 7AQ
42 Bakewell Street, Manchester, M18 7AQ
26 Taylor Street, Gorton, Manchester, M18 8YE
Flat 1, 540 Hyde Road, Manchester, M18 7AA
8 Embleton Walk, Manchester, M18 8NF
28 Embleton Walk, Manchester, M18 8NF
Flat 1, 41 Williams Street, Manchester, M18 7AH
7 Radnor Street, Gorton, Manchester, M18 7AP
6 Kilnsey Walk, Manchester, M18 8LR
13 Embleton Walk, Manchester, M18 8NF
4 Middlewich Walk, Manchester, M18 8NE
8 Kettlewell Walk, Manchester, M18 8JW
2 Kettlewell Walk, Manchester, M18 8JW
4 Langcliffe Walk, Manchester, M18 8JU
10 Littleham Walk, Manchester, M18 8LU
76 Engell Close, Manchester, M18 8LA
Flat 5, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 3, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
104 Engell Close, Manchester, M18 8LA
35 Cambert Lane, Gorton, Manchester, M18 8HA
9 Furnival Road, Manchester, M18 8DG
45 Furnival Road, Manchester, M18 8DG
33 Furnival Road, Manchester, M18 8DG
27 Belper Walk, Manchester, M18 8AZ
11 Buttress Street, Manchester, M18 8EG

84 Furnival Road, Manchester, M18 8DQ
9 Bragenham Street, Manchester, M18 7AN
23 Bakewell Street, Manchester, M18 7AT
11 Knutsford Road, Manchester, M18 7AL
25 Parkdale Avenue, Manchester, M18 7AG
14 Sunny Brow Road, Manchester, M18 7AE
6 Radnor Street, Gorton, Manchester, M18 7AP
34 Radnor Street, Gorton, Manchester, M18 7AD
15 Radnor Street, Gorton, Manchester, M18 7AP
38 Agnew Road, Manchester, M18 7AR
20 Bragenham Street, Manchester, M18 7AN
8 Williams Street, Manchester, M18 7AH
2 Chatsworth Road, Manchester, M18 7AF
20 Peacock Grove, Manchester, M18 7FL
41 Furnival Road, Manchester, M18 8DG
31 Beckett Street, Manchester, M18 7AS
45 Agnew Road, Manchester, M18 7AR
16 Heptonstall Walk, Manchester, M18 8LF
12 Heptonstall Walk, Manchester, M18 8LF
10 Heptonstall Walk, Manchester, M18 8LF
64 Engell Close, Manchester, M18 8LA
12 Sunny Brow Road, Manchester, M18 7AE
Flat 5, 12 Furnival Road, Manchester, M18 8DQ
Flat 6, James Court, 44A Wellington Street, Manchester, M18 8LJ
Flat 4, James Court, 44A Wellington Street, Manchester, M18 8LJ
30 Beckett Street, Manchester, M18 7AS
37 Beckett Street, Manchester, M18 7AS
2 Sunny Brow Road, Manchester, M18 7AE
4 Peacock Grove, Manchester, M18 7FL
31 Radnor Street, Gorton, Manchester, M18 7AD
21 Radnor Street, Gorton, Manchester, M18 7AP
6 Agnew Road, Manchester, M18 7AR
55 Agnew Road, Manchester, M18 7AR
54 Agnew Road, Manchester, M18 7AR
18 Williams Street, Manchester, M18 7AH
10 Bragenham Street, Manchester, M18 7AN
6 Chatsworth Road, Manchester, M18 7AF
10 Cecil Grove, Manchester, M18 7EW
65 Haworth Road, Manchester, M18 7EN
28 Buttress Street, Manchester, M18 8EG
6 Furnival Road, Manchester, M18 8DQ
Flat 29, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
2 Buttress Street, Manchester, M18 8EG
44 Furnival Road, Manchester, M18 8DQ
31 Belper Walk, Manchester, M18 8AZ
22 Belper Walk, Manchester, M18 8AZ
21 Belper Walk, Manchester, M18 8AZ
1 Belper Walk, Manchester, M18 8AZ
8 Heversham Walk, Manchester, M18 8AY
10 Heversham Walk, Manchester, M18 8AY
30 Dunnerdale Walk, Manchester, M18 8AW
22 Dunnerdale Walk, Manchester, M18 8AW
16 Williams Street, Manchester, M18 7AH
8 Pipewell Avenue, Manchester, M18 8ZA

6 Pipewell Avenue, Manchester, M18 8ZA
29 Williams Street, Manchester, M18 7AH
9 Calgary Street, Manchester, M18 8YG
18 Oakfield Grove, Manchester, M18 7FP
8 Oakfield Grove, Manchester, M18 7FP
4 Oakfield Grove, Manchester, M18 7FP
47 Haworth Road, Manchester, M18 7EN
25 Haworth Road, Manchester, M18 7EN
29 Bakewell Street, Manchester, M18 7AQ
33 Parkdale Avenue, Manchester, M18 7AG
23 Toft Road, Manchester, M18 7TY
21 Toft Road, Manchester, M18 7TY
50 Knutsford Road, Manchester, M18 7NU
42 Knutsford Road, Manchester, M18 7NU
38 Knutsford Road, Manchester, M18 7NU
108 Hampden Crescent, Manchester, M18 8JH
26 Agnew Road, Manchester, M18 7AR
14 Agnew Road, Manchester, M18 7AR
Flat 6, 19 Woodnewton Close, Manchester, M18 7AJ
80 Engell Close, Manchester, M18 8LA
23 Middlewich Walk, Manchester, M18 8JL
21 Middlewich Walk, Manchester, M18 8JL
2 Grizebeck Close, Manchester, M18 8AT
9 Beyer Close, Manchester, M18 8AR
48 Millwall Close, Manchester, M18 8LL
Flat 12, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
25 Millwall Close, Manchester, M18 8LL
20 Millwall Close, Manchester, M18 8LL
52 Engell Close, Manchester, M18 8LA
38 Belper Walk, Manchester, M18 8AZ
10 Engell Close, Manchester, M18 8LA
163 Cambert Lane, Gorton, Manchester, M18 8HJ
552 Gorton Lane, Manchester, M18 8EH
67 Agnew Road, Manchester, M18 7AR
3 Calgary Street, Manchester, M18 8YG
110 Hampden Crescent, Manchester, M18 8JH
16 Bragenham Street, Manchester, M18 7AN
8 Knutsford Road, Manchester, M18 7AL
4 Williams Street, Manchester, M18 7AH
35 Williams Street, Manchester, M18 7AH
31 Sunny Brow Road, Manchester, M18 7AZ
Flat 2, 43 Williams Street, Manchester, M18 7AH
3 Buttress Street, Manchester, M18 8EG
652 Hyde Road, Manchester, M18 7EE
576 Hyde Road, Manchester, M18 7EE
572 Hyde Road, Manchester, M18 7EE
33 Beckett Street, Manchester, M18 7AS
69 Agnew Road, Manchester, M18 7AR
8 Chatsworth Road, Manchester, M18 7AF
8 Woodnewton Close, Manchester, M18 7AJ
2 Woodnewton Close, Manchester, M18 7AJ
5 Peacock Grove, Manchester, M18 7FL
21 Parkdale Avenue, Manchester, M18 7AG
12 Parkdale Avenue, Manchester, M18 7AG

20 Toft Road, Manchester, M18 7TY
18 Toft Road, Manchester, M18 7TY
4 Toft Road, Manchester, M18 7TY
80 Sunny Brow Road, Manchester, M18 7TX
32 Knutsford Road, Manchester, M18 7NU
Flat 3, 19 Woodnewton Close, Manchester, M18 7AJ
3A Pipewell Avenue, Manchester, M18 8ZA
Flat 4, 10 Crosfield Grove, Manchester, M18 7ES
12 Rosgill Walk, Manchester, M18 8NH
10 Seathwaite Walk, Manchester, M18 8ND
6 Seathwaite Walk, Manchester, M18 8ND
20 Bryson Walk, Manchester, M18 8NB
15 Embleton Walk, Manchester, M18 8NF
2 Middlewich Walk, Manchester, M18 8NE
44 Swindon Close, Manchester, M18 8JQ
42 Swindon Close, Manchester, M18 8JQ
3 Hampden Crescent, Manchester, M18 8JN
7 Millwall Close, Manchester, M18 8LL
24 Peacock Close, Manchester, M18 8AX
6 Grizebeck Close, Manchester, M18 8AT
7 Lowgill Walk, Manchester, M18 8AS
1 Borwell Street, Manchester, M18 8AQ
12 Oxenholme Walk, Manchester, M18 8AP
10 Oxenholme Walk, Manchester, M18 8AP
42 Millwall Close, Manchester, M18 8LL
35 Millwall Close, Manchester, M18 8LL
15 Millwall Close, Manchester, M18 8LL
Unit 3, Chatsworth Mill, Williams Road, Gorton, Manchester, M18 7AY
558B Hyde Road, Manchester, M18 7EE
40 Swindon Close, Manchester, M18 8JQ
Unit 5, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Flat 4, 568 Hyde Road, Manchester, M18 7EE
9 Hampden Crescent, Manchester, M18 8JX
16 Millwall Close, Manchester, M18 8LL
62 Furnival Road, Manchester, M18 8DQ
5 Furnival Road, Manchester, M18 8DG
19 Furnival Road, Manchester, M18 8DG
6 Belper Walk, Manchester, M18 8AZ
4 Belper Walk, Manchester, M18 8AZ
34 Belper Walk, Manchester, M18 8AZ
614 Hyde Road, Manchester, M18 7EE
35 Parkdale Avenue, Manchester, M18 7AG
15 Parkdale Avenue, Manchester, M18 7AG
28 Radnor Street, Gorton, Manchester, M18 7AD
13 Bakewell Street, Manchester, M18 7AT
18 Woodnewton Close, Manchester, M18 7AJ
16 Woodnewton Close, Manchester, M18 7AJ
3 Woodnewton Close, Manchester, M18 7AJ
7 Brigstock Avenue, Manchester, M18 8BX
39 Beckett Street, Manchester, M18 7AS
8 Cecil Grove, Manchester, M18 7EW
35 Radnor Street, Gorton, Manchester, M18 7AD
19 Beckett Street, Manchester, M18 7AW
25 Williams Street, Manchester, M18 7AH

21 Williams Street, Manchester, M18 7AH
42 Agnew Road, Manchester, M18 7AR
20 Agnew Road, Manchester, M18 7AR
12 Agnew Road, Manchester, M18 7AR
14 Bragenham Street, Manchester, M18 7AN
37 Williams Street, Manchester, M18 7AH
15 Williams Street, Manchester, M18 7AH
5 Chatsworth Road, Manchester, M18 7AF
32 Chatsworth Road, Manchester, M18 7AF
28 Chatsworth Road, Manchester, M18 7AF
14 Chatsworth Road, Manchester, M18 7AF
7 Pipewell Avenue, Manchester, M18 8ZA
6 Cecil Grove, Manchester, M18 7EW
58 Agnew Road, Manchester, M18 7AR
69 Haworth Road, Manchester, M18 7EN
6 Buttress Street, Manchester, M18 8EG
96 Engell Close, Manchester, M18 8LA
94 Engell Close, Manchester, M18 8LA
Flat 6, 12 Furnival Road, Manchester, M18 8DQ
4 Furnival Road, Manchester, M18 8DQ
Flat 27, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
22 Engell Close, Manchester, M18 8LA
114 Engell Close, Manchester, M18 8LA
18 Borwell Street, Manchester, M18 8FH
564 Gorton Lane, Manchester, M18 8EH
548 Gorton Lane, Manchester, M18 8EH
8 Buttress Street, Manchester, M18 8EG
80 Furnival Road, Manchester, M18 8DQ
Flat 4, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
12 Belper Walk, Manchester, M18 8AZ
5 Heversham Walk, Manchester, M18 8AY
4 Heversham Walk, Manchester, M18 8AY
21 Heversham Walk, Manchester, M18 8AY
13 Heversham Walk, Manchester, M18 8AY
2 Kilnwick Close, Manchester, M18 7RY
Gorton Retail Market, Garratt Way, Manchester, M18 8LD
19 Heversham Walk, Manchester, M18 8AY
Unit 3, Victoria Works, Sunny Brow Road, Manchester, M18 7AE
624 Hyde Road, Manchester, M18 7EE
11 Bakewell Street, Manchester, M18 7AT
9 Woodnewton Close, Manchester, M18 7AJ
5 Woodnewton Close, Manchester, M18 7AJ
1 Woodnewton Close, Manchester, M18 7AJ
165 Cambert Lane, Gorton, Manchester, M18 8HJ
22 Heptonstall Walk, Manchester, M18 8LF
14 Heptonstall Walk, Manchester, M18 8LF
Flat 4, 12 Furnival Road, Manchester, M18 8DQ
8 Furnival Road, Manchester, M18 8DQ
Flat 30, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 23, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 9, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 6, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 9, James Court, 44A Wellington Street, Manchester, M18 8LJ
44 Engell Close, Manchester, M18 8LA

34 Engell Close, Manchester, M18 8LA
16 Engell Close, Manchester, M18 8LA
12 Engell Close, Manchester, M18 8LA
118 Engell Close, Manchester, M18 8LA
108 Engell Close, Manchester, M18 8LA
106 Engell Close, Manchester, M18 8LA
29 Cambert Lane, Gorton, Manchester, M18 8HA
554 Gorton Lane, Manchester, M18 8EH
60 Furnival Road, Manchester, M18 8DQ
2 Dunnerdale Walk, Manchester, M18 8AW
14 Dunnerdale Walk, Manchester, M18 8AW
4 Dunnerdale Walk, Manchester, M18 8AW
16 Oakfield Grove, Manchester, M18 7FP
22 Beckett Street, Manchester, M18 7AW
60 Sunny Brow Road, Manchester, M18 7AZ
35D Williams Street, Manchester, M18 7AH
546A Hyde Road, Manchester, M18 7AA
5A Sunny Brow Road, Manchester, M18 7AZ
19 Sunny Brow Road, Manchester, M18 7AZ
7 Sunny Brow Road, Manchester, M18 7AZ
45 Taplin Drive, Manchester, M18 7DZ
43 Taplin Drive, Manchester, M18 7DZ
8 Engell Close, Manchester, M18 8LA
60 Engell Close, Manchester, M18 8LA
74 Engell Close, Manchester, M18 8LA
10 Hengist Street, Manchester, M18 7EL
8 Argyle Street, Manchester, M18 8EJ
566 Gorton Lane, Manchester, M18 8EH
562 Gorton Lane, Manchester, M18 8EH
15 Oakfield Grove, Manchester, M18 7FP
106 Furnival Road, Manchester, M18 8DQ
53 Furnival Road, Manchester, M18 8DG
47 Furnival Road, Manchester, M18 8DG
7 Parkdale Avenue, Manchester, M18 7AG
11 Heversham Walk, Manchester, M18 8AY
12 Dunnerdale Walk, Manchester, M18 8AW
542 Gorton Lane, Manchester, M18 8AN
4 Parkdale Avenue, Manchester, M18 7AG
8 Calgary Street, Manchester, M18 8YG
Flat 21, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
92 Engell Close, Manchester, M18 8LA
Flat 19, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 8, James Court, 44A Wellington Street, Manchester, M18 8LJ
110 Engell Close, Manchester, M18 8LA
568 Gorton Lane, Manchester, M18 8EH
1 Pinetree Street, Manchester, M18 8DH
4 Beckett Street, Manchester, M18 7AW
20 Beckett Street, Manchester, M18 7AW
15 Knutsford Road, Manchester, M18 7AL
13 Knutsford Road, Manchester, M18 7AL
31 Parkdale Avenue, Manchester, M18 7AG
28 Parkdale Avenue, Manchester, M18 7AG
27 Parkdale Avenue, Manchester, M18 7AG
15 Toft Road, Manchester, M18 7TY

28 Beckett Street, Manchester, M18 7AS
4 Sunny Brow Road, Manchester, M18 7AE
10 Sunny Brow Road, Manchester, M18 7AE
20 Radnor Street, Gorton, Manchester, M18 7AP
22 Radnor Street, Gorton, Manchester, M18 7AP
8 Agnew Road, Manchester, M18 7AR
7 Bragenham Street, Manchester, M18 7AN
11 Bragenham Street, Manchester, M18 7AN
6 Knutsford Road, Manchester, M18 7AL
40 Furnival Road, Manchester, M18 8DQ
1 Millwall Close, Manchester, M18 8LL
98 Engell Close, Manchester, M18 8LA
90 Engell Close, Manchester, M18 8LA
66 Engell Close, Manchester, M18 8LA
Flat 16, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 13, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
32 Engell Close, Manchester, M18 8LA
31 Cambert Lane, Gorton, Manchester, M18 8HA
72 Furnival Road, Manchester, M18 8DQ
3 Belper Walk, Manchester, M18 8AZ
2 Toft Road, Manchester, M18 7TY
104 Hampden Crescent, Manchester, M18 8JH
30 Agnew Road, Manchester, M18 7AR
620 Hyde Road, Manchester, M18 7EE
546B Hyde Road, Manchester, M18 7AA
15 Sunny Brow Road, Manchester, M18 7AZ
524 Hyde Road, Manchester, M18 7AA
570 Hyde Road, Manchester, M18 7EE
16 Sunny Brow Road, Manchester, M18 7AE
20 Williams Street, Manchester, M18 7AH
8 Parkdale Avenue, Manchester, M18 7AG
13 Oakfield Grove, Manchester, M18 7FP
14 Bakewell Street, Manchester, M18 7AT
21 Bakewell Street, Manchester, M18 7AT
10 Woodnewton Close, Manchester, M18 7AJ
4 Woodnewton Close, Manchester, M18 7AJ
37 Radnor Street, Gorton, Manchester, M18 7AD
37 Furnival Road, Manchester, M18 8DG
10 Belper Walk, Manchester, M18 8AZ
5 Toft Road, Manchester, M18 7TY
29 Radnor Street, Gorton, Manchester, M18 7AD
41 Cambert Lane, Gorton, Manchester, M18 8HA
100 Engell Close, Manchester, M18 8LA
570 Gorton Lane, Manchester, M18 8EH
558 Gorton Lane, Manchester, M18 8EH
52 Furnival Road, Manchester, M18 8DQ
22 Furnival Road, Manchester, M18 8DQ
18 Furnival Road, Manchester, M18 8DQ
59 Furnival Road, Manchester, M18 8DG
43 Furnival Road, Manchester, M18 8DG
8 Belper Walk, Manchester, M18 8AZ
25 Belper Walk, Manchester, M18 8AZ
20 Belper Walk, Manchester, M18 8AZ
17 Belper Walk, Manchester, M18 8AZ

9 Heversham Walk, Manchester, M18 8AY
18 Dunnerdale Walk, Manchester, M18 8AW
642 Hyde Road, Manchester, M18 7EE
30 Chatsworth Road, Manchester, M18 7AF
14 Calgary Street, Manchester, M18 8YG
118 Hampden Crescent, Manchester, M18 8JH
36 Bakewell Street, Manchester, M18 7AQ
22 Toft Road, Manchester, M18 7TY
25 Toft Road, Manchester, M18 7TY
19 Toft Road, Manchester, M18 7TY
5 Knutsford Road, Manchester, M18 7AL
7 Williams Street, Manchester, M18 7AH
31 Williams Street, Manchester, M18 7AH
Flat 9, 19 Woodnewton Close, Manchester, M18 7AJ
23 Sunny Brow Road, Manchester, M18 7AZ
18 Radnor Street, Gorton, Manchester, M18 7AP
12 Argyle Street, Manchester, M18 8EJ
The Pineapple, Garratt Way, Manchester, M18 8HE
10 Pipewell Avenue, Manchester, M18 8ZA
18 Cecil Grove, Manchester, M18 7EW
12 Cecil Grove, Manchester, M18 7EW
632 Hyde Road, Manchester, M18 7EE
47 Agnew Road, Manchester, M18 7AR
2 Williams Street, Manchester, M18 7AH
6 Parkdale Avenue, Manchester, M18 7AG
1 Chatsworth Road, Manchester, M18 7AF
528 Hyde Road, Manchester, M18 7AA
12 Calgary Street, Manchester, M18 8YG
10 Calgary Street, Manchester, M18 8YG
5 Calgary Street, Manchester, M18 8YG
9 Crosfield Grove, Manchester, M18 7ES
13 Woodnewton Close, Manchester, M18 7AJ
15 Peacock Grove, Manchester, M18 7FL
3 Cecil Grove, Manchester, M18 7EW
59 Haworth Road, Manchester, M18 7EN
82 Sunny Brow Road, Manchester, M18 7TX
52 Knutsford Road, Manchester, M18 7NU
102 Hampden Crescent, Manchester, M18 8JH
Flat 10, 17 Woodnewton Close, Manchester, M18 7AJ
Flat 7, 17 Woodnewton Close, Manchester, M18 7AJ
85 Sunny Brow Road, Manchester, M18 7TX
9 Peacock Grove, Manchester, M18 7FL
3 Peacock Grove, Manchester, M18 7FL
16 Peacock Grove, Manchester, M18 7FL
81 Sunny Brow Road, Manchester, M18 7TX
36 Knutsford Road, Manchester, M18 7NU
34 Knutsford Road, Manchester, M18 7NU
11 Beckett Street, Manchester, M18 7AW
5 Crosfield Grove, Manchester, M18 7ES
6 Bakewell Street, Manchester, M18 7AT
17 Peacock Grove, Manchester, M18 7FL
206 Garratt Way, Manchester, M18 8HD
2 Agnew Road, Manchester, M18 7AR
Flat 2, 17 Woodnewton Close, Manchester, M18 7AJ

10 Grizebeck Close, Manchester, M18 8AT
17 Sunny Brow Road, Manchester, M18 7AZ
Flat 2, 39 Williams Street, Manchester, M18 7AH
10 Radnor Street, Gorton, Manchester, M18 7AP
27 Radnor Street, Gorton, Manchester, M18 7AD
Flat 2, 9 Parkdale Avenue, Manchester, M18 7AG
46 Wellington Street, Manchester, M18 8LJ
11 Pipewell Avenue, Manchester, M18 8ZA
19 Brigstock Avenue, Manchester, M18 8BX
560 - 562 Hyde Road, Manchester, M18 7EE
57 Agnew Road, Manchester, M18 7AR
53 Agnew Road, Manchester, M18 7AR
4 Chatsworth Road, Manchester, M18 7AF
7 Calgary Street, Manchester, M18 8YG
6 Oakfield Grove, Manchester, M18 7FP
10 Bakewell Street, Manchester, M18 7AT
12 Peacock Grove, Manchester, M18 7FL
37 Haworth Road, Manchester, M18 7EN
33 Haworth Road, Manchester, M18 7EN
31 Bakewell Street, Manchester, M18 7AQ
48 Belper Walk, Manchester, M18 8AZ
44 Belper Walk, Manchester, M18 8AZ
36 Belper Walk, Manchester, M18 8AZ
26 Belper Walk, Manchester, M18 8AZ
23 Belper Walk, Manchester, M18 8AZ
2 Belper Walk, Manchester, M18 8AZ
5 Belper Walk, Manchester, M18 8AZ
26 Parkdale Avenue, Manchester, M18 7AG
6 Toft Road, Manchester, M18 7TY
3 Toft Road, Manchester, M18 7TY
79 Sunny Brow Road, Manchester, M18 7TX
208 Garratt Way, Manchester, M18 8HD
204 Garratt Way, Manchester, M18 8HD
40 Agnew Road, Manchester, M18 7AR
8 Bragenham Street, Manchester, M18 7AN
Flat 2, 19 Woodnewton Close, Manchester, M18 7AJ
8 Seathwaite Walk, Manchester, M18 8ND
30 Knutsford Road, Manchester, M18 7NU
Flat 11, 17 Woodnewton Close, Manchester, M18 7AJ
Flat 3, 622 Hyde Road, Manchester, M18 7EE
44 Bryson Walk, Manchester, M18 8NB
11 Middlewich Walk, Manchester, M18 8NE
6 Littleham Walk, Manchester, M18 8LU
7 Hincaster Walk, Manchester, M18 8JZ
8 Beckett Street, Manchester, M18 7AW
Flat 4, 17 Woodnewton Close, Manchester, M18 7AJ
Flat 3, 17 Woodnewton Close, Manchester, M18 7AJ
24 Buttress Street, Manchester, M18 8EG
58 Bakewell Street, Manchester, M18 7AQ
44 Bakewell Street, Manchester, M18 7AQ
6 Brigstock Avenue, Manchester, M18 8BX
23 Radnor Street, Gorton, Manchester, M18 7AP
2 Pipewell Avenue, Manchester, M18 8ZA
2 Pinetree Street, Manchester, M18 8DH

61 Furnival Road, Manchester, M18 8DG
7 Crosfield Grove, Manchester, M18 7ES
24 Woodnewton Close, Manchester, M18 7AJ
6 Woodnewton Close, Manchester, M18 7AJ
73 Haworth Road, Manchester, M18 7EN
21 Haworth Road, Manchester, M18 7EN
24 Toft Road, Manchester, M18 7TY
14 Toft Road, Manchester, M18 7TY
31 Toft Road, Manchester, M18 7TY
11 Toft Road, Manchester, M18 7TY
48 Knutsford Road, Manchester, M18 7NU
40 Knutsford Road, Manchester, M18 7NU
Flat 1, 17 Woodnewton Close, Manchester, M18 7AJ
2 Crosfield Grove, Manchester, M18 7ES
56 Bakewell Street, Manchester, M18 7AQ
Flat 1, 578A Hyde Road, Manchester, M18 7EE
Peacock Centre Annexe, Peacock Close, Manchester, M18 8AX
Flat 2, 522 Hyde Road, Manchester, M18 7AA
650A Hyde Road, Manchester, M18 7EE
Flat 3, 10 Crosfield Grove, Manchester, M18 7ES
Flat 2, 10 Crosfield Grove, Manchester, M18 7ES
648 Hyde Road, Manchester, M18 7EE
646 Hyde Road, Manchester, M18 7EE
638 Hyde Road, Manchester, M18 7EE
16 Hengist Street, Manchester, M18 7EL
644 Hyde Road, Manchester, M18 7EE
29 Chatsworth Road, Manchester, M18 7AF
23 Chatsworth Road, Manchester, M18 7AF
18 Chatsworth Road, Manchester, M18 7AF
15 Chatsworth Road, Manchester, M18 7AF
120 Hampden Crescent, Manchester, M18 8JH
22 Bakewell Street, Manchester, M18 7AT
55 Haworth Road, Manchester, M18 7EN
51 Haworth Road, Manchester, M18 7EN
27 Haworth Road, Manchester, M18 7EN
4 Hengist Street, Manchester, M18 7EL
6 Beckett Street, Manchester, M18 7AW
34 Bakewell Street, Manchester, M18 7AQ
17 Knutsford Road, Manchester, M18 7AL
106 Hampden Crescent, Manchester, M18 8JH
3 Bragenham Street, Manchester, M18 7AN
5 Sunny Brow Road, Manchester, M18 7AZ
1 Sunny Brow Road, Manchester, M18 7AZ
55 Bakewell Street, Manchester, M18 7AQ
47 Bakewell Street, Manchester, M18 7AQ
45 Bakewell Street, Manchester, M18 7AQ
24 Taylor Street, Gorton, Manchester, M18 8YE
36 Swindon Close, Manchester, M18 8JQ
18 Kettlewell Walk, Manchester, M18 8JW
12 Kettlewell Walk, Manchester, M18 8JW
6 Kettlewell Walk, Manchester, M18 8JW
8 Swindon Close, Manchester, M18 8JQ
2 Swindon Close, Manchester, M18 8JQ
10 Keld Walk, Manchester, M18 8JP

1 Littleham Walk, Manchester, M18 8LU
8 Millwall Close, Manchester, M18 8LL
Unit 4, Chatsworth Mill, Williams Road, Gorton, Manchester, M18 7AY
Unit 5, Chatsworth Mill, Williams Road, Gorton, Manchester, M18 7AY
Unit 1, Chatsworth Mill, Williams Road, Gorton, Manchester, M18 7AY
Chatsworth Mill, Williams Road, Gorton, Manchester, M18 7AY
Flat 2, 568 Hyde Road, Manchester, M18 7EE
30 Bryson Walk, Manchester, M18 8NB
28 Bryson Walk, Manchester, M18 8NB
14 Embleton Walk, Manchester, M18 8NF
12 Embleton Walk, Manchester, M18 8NF
22 Bryson Walk, Manchester, M18 8NB
4 Rosgill Walk, Manchester, M18 8NH
8 Bryson Walk, Manchester, M18 8LX
14 Bryson Walk, Manchester, M18 8LX
636 Hyde Road, Manchester, M18 7EE
37 Middlewich Walk, Manchester, M18 8JL
27 Middlewich Walk, Manchester, M18 8JL
25 Middlewich Walk, Manchester, M18 8JL
7 Pinetree Street, Manchester, M18 8DH
10 Peacock Close, Manchester, M18 8AX
45 Millwall Close, Manchester, M18 8LL
43 Millwall Close, Manchester, M18 8LL
37 Millwall Close, Manchester, M18 8LL
1 Embleton Walk, Manchester, M18 8NF
7 Littleham Walk, Manchester, M18 8LU
3 Hincaster Walk, Manchester, M18 8JZ
46 Swindon Close, Manchester, M18 8JQ
24 Millwall Close, Manchester, M18 8LL
70 Engell Close, Manchester, M18 8LA
38 Furnival Road, Manchester, M18 8DQ
19 Radnor Street, Gorton, Manchester, M18 7AP
24 Bragenham Street, Manchester, M18 7AN
2 Bragenham Street, Manchester, M18 7AN
29 Parkdale Avenue, Manchester, M18 7AG
24 Parkdale Avenue, Manchester, M18 7AG
18 Parkdale Avenue, Manchester, M18 7AG
14 Millwall Close, Manchester, M18 8LL
Flat 3, 536 - 538 Hyde Road, Manchester, M18 7AA
Unit 8, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 3, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Ground Floor And First Floor, Victoria Works, Williams Street, Manchester, M18 7AH
13 Radnor Street, Gorton, Manchester, M18 7AP
18 Agnew Road, Manchester, M18 7AR
9 Embleton Walk, Manchester, M18 8NF
2 Furnival Road, Manchester, M18 8DQ
Flat 26, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
24 Engell Close, Manchester, M18 8LA
30 Buttress Street, Manchester, M18 8EG
26 Buttress Street, Manchester, M18 8EG
Flat 2, 542 Hyde Road, Manchester, M18 7AA
Behaviour Support Service, Peacock Centre, Peacock Close, Manchester, M18 8AX
Kiosk One, Gorton District Centre, Garratt Way, Manchester, M18 8LB
Flat 1, 558B Hyde Road, Manchester, M18 7EE

542 Hyde Road, Manchester, M18 7AA
536 - 538 Hyde Road, Manchester, M18 7AA
4 Embleton Walk, Manchester, M18 8NF
36 Bryson Walk, Manchester, M18 8NB
38 Bakewell Street, Manchester, M18 7AQ
13 Haworth Road, Manchester, M18 7AU
18 Bakewell Street, Manchester, M18 7AT
26 Bryson Walk, Manchester, M18 8NB
8 Littleham Walk, Manchester, M18 8LU
18 Littleham Walk, Manchester, M18 8LU
8 Sibley Street, Manchester, M18 8LN
2 Sibley Street, Manchester, M18 8LN
9 Hincaster Walk, Manchester, M18 8JZ
13 Hampden Crescent, Manchester, M18 8JX
26 Kettlewell Walk, Manchester, M18 8JW
38 Swindon Close, Manchester, M18 8JQ
20 Swindon Close, Manchester, M18 8JQ
6 Swindon Close, Manchester, M18 8JQ
7 Hampden Crescent, Manchester, M18 8JN
18 Middlewich Walk, Manchester, M18 8JL
18 Peacock Close, Manchester, M18 8AX
4 Grizebeck Close, Manchester, M18 8AT
1 Lowgill Walk, Manchester, M18 8AS
11 Beyer Close, Manchester, M18 8AR
7 Beyer Close, Manchester, M18 8AR
16 Oxenholme Walk, Manchester, M18 8AP
46 Millwall Close, Manchester, M18 8LL
40 Millwall Close, Manchester, M18 8LL
38 Millwall Close, Manchester, M18 8LL
26 Millwall Close, Manchester, M18 8LL
Flat 8, 568 Hyde Road, Manchester, M18 7EE
35E Williams Street, Manchester, M18 7AH
12 Furnival Road, Manchester, M18 8DQ
16 Embleton Walk, Manchester, M18 8NF
10 Middlewich Walk, Manchester, M18 8NE
10 Pinetree Street, Manchester, M18 8DH
44 Millwall Close, Manchester, M18 8LL
12 Millwall Close, Manchester, M18 8LL
62 Engell Close, Manchester, M18 8LA
58 Engell Close, Manchester, M18 8LA
Flat 24, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 7, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
161 Cambert Lane, Gorton, Manchester, M18 8HJ
48 Engell Close, Manchester, M18 8LA
94 Furnival Road, Manchester, M18 8DQ
29 Furnival Road, Manchester, M18 8DG
14 Borwell Street, Manchester, M18 8FJ
12 Williams Street, Manchester, M18 7AH
15 Bakewell Street, Manchester, M18 7AT
9 Bakewell Street, Manchester, M18 7AT
14 Woodnewton Close, Manchester, M18 7AJ
5 Pipewell Avenue, Manchester, M18 8ZA
27 Beckett Street, Manchester, M18 7AS
13 Furnival Road, Manchester, M18 8DG

21 Buttress Street, Manchester, M18 8EG
57 Furnival Road, Manchester, M18 8DG
39 Furnival Road, Manchester, M18 8DG
13 Parkdale Avenue, Manchester, M18 7AG
1 Pipewell Avenue, Manchester, M18 8ZA
1 Heversham Walk, Manchester, M18 8AY
9 Brigstock Avenue, Manchester, M18 8BX
112 Furnival Road, Manchester, M18 8DQ
22 Peacock Grove, Manchester, M18 7FL
14 Knutsford Road, Manchester, M18 7AL
20 Sunny Brow Road, Manchester, M18 7AE
18 Sunny Brow Road, Manchester, M18 7AE
1 Peacock Grove, Manchester, M18 7FL
30 Radnor Street, Gorton, Manchester, M18 7AD
25 Radnor Street, Gorton, Manchester, M18 7AD
23 Beckett Street, Manchester, M18 7AW
4 Agnew Road, Manchester, M18 7AR
28 Agnew Road, Manchester, M18 7AR
19 Bragenham Street, Manchester, M18 7AN
1 Bragenham Street, Manchester, M18 7AN
9 Williams Street, Manchester, M18 7AH
13 Williams Street, Manchester, M18 7AH
9 Chatsworth Road, Manchester, M18 7AF
13 Chatsworth Road, Manchester, M18 7AF
17 Buttress Street, Manchester, M18 8EG
64 Furnival Road, Manchester, M18 8DQ
19 Williams Street, Manchester, M18 7AH
34 Beckett Street, Manchester, M18 7AS
6 Heptonstall Walk, Manchester, M18 8LF
84 Engell Close, Manchester, M18 8LA
72 Engell Close, Manchester, M18 8LA
6 Engell Close, Manchester, M18 8LA
Flat 3, 12 Furnival Road, Manchester, M18 8DQ
Flat 2, 12 Furnival Road, Manchester, M18 8DQ
Flat 1, 12 Furnival Road, Manchester, M18 8DQ
Flat 20, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 18, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 15, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 11, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 3, James Court, 44A Wellington Street, Manchester, M18 8LJ
46 Engell Close, Manchester, M18 8LA
42 Engell Close, Manchester, M18 8LA
26 Engell Close, Manchester, M18 8LA
112 Engell Close, Manchester, M18 8LA
560 Gorton Lane, Manchester, M18 8EH
10 Buttress Street, Manchester, M18 8EG
92 Furnival Road, Manchester, M18 8DQ
86 Furnival Road, Manchester, M18 8DQ
8 Peacock Grove, Manchester, M18 7FL
39 Haworth Road, Manchester, M18 7EN
10 Argyle Street, Manchester, M18 8EJ
6 Borwell Street, Manchester, M18 8FJ
22 Borwell Street, Manchester, M18 8FH
20 Borwell Street, Manchester, M18 8FH

17 Oakfield Grove, Manchester, M18 7FP
9 Oakfield Grove, Manchester, M18 7FP
14 Radnor Street, Gorton, Manchester, M18 7AP
2 Peacock Grove, Manchester, M18 7FL
4 Cecil Grove, Manchester, M18 7EW
12 Radnor Street, Gorton, Manchester, M18 7AP
9 Radnor Street, Gorton, Manchester, M18 7AP
62 Agnew Road, Manchester, M18 7AR
23 Williams Street, Manchester, M18 7AH
32 Agnew Road, Manchester, M18 7AR
33 Williams Street, Manchester, M18 7AH
Flat 1, 542 Hyde Road, Manchester, M18 7AA
5 Haworth Road, Manchester, M18 7AU
20 Bakewell Street, Manchester, M18 7AT
16 Bakewell Street, Manchester, M18 7AT
First Floor And Second Floor, 636 Hyde Road, Manchester, M18 7EE
662A Hyde Road, Manchester, M18 7EE
Flat A, 570 Hyde Road, Manchester, M18 7EE
Flat 4, 536 - 538 Hyde Road, Manchester, M18 7AA
Flat 1, 536 - 538 Hyde Road, Manchester, M18 7AA
Unit 4, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 1, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
1 Buttress Street, Manchester, M18 8EG
108 Furnival Road, Manchester, M18 8DQ
31 Furnival Road, Manchester, M18 8DG
26 Knutsford Road, Manchester, M18 7AL
31 Taplin Drive, Manchester, M18 7DZ
19 Taplin Drive, Manchester, M18 7DZ
9 Taplin Drive, Manchester, M18 7DZ
Apartment 11, 169 Cambert Lane, Gorton, Manchester, M18 8HJ
Apartment 3, 167 Cambert Lane, Gorton, Manchester, M18 8HJ
Gorton Library, Garratt Way, Manchester, M18 8HE
32 Radnor Street, Gorton, Manchester, M18 7AD
Cosmo Bingo Hall, Wellington Street, Manchester, M18 8BE
Flat Above, 522 Hyde Road, Manchester, M18 7AA
35 Garratt Way, Manchester, M18 8HE
KFC Ltd, Garratt Way, Manchester, M18 8HE
648A Hyde Road, Manchester, M18 7EE
The Dell, 55 Sibley Street, Manchester, M18 8LN
546C Hyde Road, Manchester, M18 7AA
Roots Restaurant, 518 Hyde Road, Manchester, M18 7AA
Unit 5, Victoria Works, Sunny Brow Road, Manchester, M18 7AE
Unit 4, Victoria Works, Sunny Brow Road, Manchester, M18 7AE
18 Embleton Walk, Manchester, M18 8NF
36 Beckett Street, Manchester, M18 7AS
3 Bakewell Street, Manchester, M18 7AT
22 Woodnewton Close, Manchester, M18 7AJ
23 Brigstock Avenue, Manchester, M18 8BX
11 Brigstock Avenue, Manchester, M18 8BX
3 Pinetree Street, Manchester, M18 8DH
4 Pipewell Avenue, Manchester, M18 8ZA
12 Pipewell Avenue, Manchester, M18 8ZA
4 Brigstock Avenue, Manchester, M18 8BX
4 Argyle Street, Manchester, M18 8EJ

34 Agnew Road, Manchester, M18 7AR
8 Pinetree Street, Manchester, M18 8DH
12 Pinetree Street, Manchester, M18 8DH
9 Cecil Grove, Manchester, M18 7EW
10 Williams Street, Manchester, M18 7AH
11 Crosfield Grove, Manchester, M18 7ES
28 Dunnerdale Walk, Manchester, M18 8AW
24 Dunnerdale Walk, Manchester, M18 8AW
Royal Bank Of Scotland, 554 Hyde Road, Manchester, M18 7AA
4 Crosfield Grove, Manchester, M18 7ES
13 Toft Road, Manchester, M18 7TY
634 Hyde Road, Manchester, M18 7EE
Flat 12, 19 Woodnewton Close, Manchester, M18 7AJ
35A Williams Street, Manchester, M18 7AH
11 Sunny Brow Road, Manchester, M18 7AZ
9 Sunny Brow Road, Manchester, M18 7AZ
Flat A, 24 Williams Street, Manchester, M18 7AH
8 Radnor Street, Gorton, Manchester, M18 7AP
572 Gorton Lane, Manchester, M18 8EH
14 Pipewell Avenue, Manchester, M18 8ZA
25 Brigstock Avenue, Manchester, M18 8BX
5 Brigstock Avenue, Manchester, M18 8BX
534 Hyde Road, Manchester, M18 7AA
29 Beckett Street, Manchester, M18 7AS
564 Hyde Road, Manchester, M18 7EE
49 Agnew Road, Manchester, M18 7AR
27 Williams Street, Manchester, M18 7AH
2 Parkdale Avenue, Manchester, M18 7AG
11 Oakfield Grove, Manchester, M18 7FP
19 Bakewell Street, Manchester, M18 7AT
15 Woodnewton Close, Manchester, M18 7AJ
18 Peacock Grove, Manchester, M18 7FL
11 Furnival Road, Manchester, M18 8DG
40 Belper Walk, Manchester, M18 8AZ
32 Belper Walk, Manchester, M18 8AZ
28 Belper Walk, Manchester, M18 8AZ
19 Belper Walk, Manchester, M18 8AZ
29 Belper Walk, Manchester, M18 8AZ
18 Heptonstall Walk, Manchester, M18 8LF
51 Furnival Road, Manchester, M18 8DG
49 Furnival Road, Manchester, M18 8DG
18 Belper Walk, Manchester, M18 8AZ
10 Dunnerdale Walk, Manchester, M18 8AW
33 Chatsworth Road, Manchester, M18 7AF
630 Hyde Road, Manchester, M18 7EE
558 Hyde Road, Manchester, M18 7EE
654 Hyde Road, Manchester, M18 7EE
12 Chatsworth Road, Manchester, M18 7AF
17 Bakewell Street, Manchester, M18 7AT
63 Haworth Road, Manchester, M18 7EN
61 Haworth Road, Manchester, M18 7EN
15 Beckett Street, Manchester, M18 7AW
29 Toft Road, Manchester, M18 7TY
9 Toft Road, Manchester, M18 7TY

44 Knutsford Road, Manchester, M18 7NU
19 Parkdale Avenue, Manchester, M18 7AG
27 Sunny Brow Road, Manchester, M18 7AZ
Flat 5, 19 Woodnewton Close, Manchester, M18 7AJ
9 Taylor Street, Gorton, Manchester, M18 8YF
17 Bragenham Street, Manchester, M18 7AN
9 Knutsford Road, Manchester, M18 7AL
37 Bakewell Street, Manchester, M18 7AQ
18 Hengist Street, Manchester, M18 7EL
7 Cecil Grove, Manchester, M18 7EW
67 Haworth Road, Manchester, M18 7EN
33 Cambert Lane, Gorton, Manchester, M18 8HA
29 Haworth Road, Manchester, M18 7EN
12 Borwell Street, Manchester, M18 8FJ
7 Argyle Street, Manchester, M18 8EJ
6 Argyle Street, Manchester, M18 8EJ
15 Crosfield Grove, Manchester, M18 7ES
5 Oakfield Grove, Manchester, M18 7FP
13 Brigstock Avenue, Manchester, M18 8BX
11 Williams Street, Manchester, M18 7AH
5 Parkdale Avenue, Manchester, M18 7AG
31 Chatsworth Road, Manchester, M18 7AF
20 Heptonstall Walk, Manchester, M18 8LF
Flat 25, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 22, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 8, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
Flat 2, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
159 Cambert Lane, Gorton, Manchester, M18 8HJ
Flat 2, James Court, 44A Wellington Street, Manchester, M18 8LJ
20 Engell Close, Manchester, M18 8LA
2 Engell Close, Manchester, M18 8LA
14 Engell Close, Manchester, M18 8LA
102 Engell Close, Manchester, M18 8LA
9 Buttress Street, Manchester, M18 8EG
14 Buttress Street, Manchester, M18 8EG
90 Furnival Road, Manchester, M18 8DQ
7 Furnival Road, Manchester, M18 8DG
7 Belper Walk, Manchester, M18 8AZ
42 Belper Walk, Manchester, M18 8AZ
14 Belper Walk, Manchester, M18 8AZ
13 Belper Walk, Manchester, M18 8AZ
11 Belper Walk, Manchester, M18 8AZ
7 Heversham Walk, Manchester, M18 8AY
2 Heversham Walk, Manchester, M18 8AY
2 Calgary Street, Manchester, M18 8YG
112 Hampden Crescent, Manchester, M18 8JH
17 Parkdale Avenue, Manchester, M18 7AG
16 Toft Road, Manchester, M18 7TY
84 Sunny Brow Road, Manchester, M18 7TX
Flat 5, 17 Woodnewton Close, Manchester, M18 7AJ
Flat 2, 41 Williams Street, Manchester, M18 7AH
33 Radnor Street, Gorton, Manchester, M18 7AD
1 Brigstock Avenue, Manchester, M18 8BX
46 Furnival Road, Manchester, M18 8DQ

1 Haworth Road, Manchester, M18 7AU
4 Bakewell Street, Manchester, M18 7AT
28 Bakewell Street, Manchester, M18 7AQ
12 Buttress Street, Manchester, M18 8EG
50 Furnival Road, Manchester, M18 8DQ
42 Furnival Road, Manchester, M18 8DQ
9 Haworth Road, Manchester, M18 7AU
3 Haworth Road, Manchester, M18 7AU
16 Calgary Street, Manchester, M18 8YG
5 Cecil Grove, Manchester, M18 7EW
71 Haworth Road, Manchester, M18 7EN
Flat 4, 19 Woodnewton Close, Manchester, M18 7AJ
Flat 12, 17 Woodnewton Close, Manchester, M18 7AJ
Flat 9, 17 Woodnewton Close, Manchester, M18 7AJ
Flat 8, 17 Woodnewton Close, Manchester, M18 7AJ
Flat 1, 19 Woodnewton Close, Manchester, M18 7AJ
12 Beckett Street, Manchester, M18 7AW
51 Bakewell Street, Manchester, M18 7AQ
30 Bakewell Street, Manchester, M18 7AQ
5 Agnew Road, Manchester, M18 7AR
Flat 2, 578A Hyde Road, Manchester, M18 7EE
Flat 3, 578A Hyde Road, Manchester, M18 7EE
35 Furnival Road, Manchester, M18 8DG
27 Bakewell Street, Manchester, M18 7AQ
Victoria Works, Sunny Brow Road, Manchester, M18 7AE
Flat At, The Pineapple, Garratt Way, Manchester, M18 8HE
Flat 1, 10 Crosfield Grove, Manchester, M18 7ES
Ground Floor, Victoria Works, Williams Street, Manchester, M18 7AH
3A Sunny Brow Road, Manchester, M18 7AZ
21 Sunny Brow Road, Manchester, M18 7AZ
17 Brigstock Avenue, Manchester, M18 8BX
7 Peacock Grove, Manchester, M18 7FL
546D Hyde Road, Manchester, M18 7AA
1A Sunny Brow Road, Manchester, M18 7AZ
33 Sunny Brow Road, Manchester, M18 7AZ
29 Sunny Brow Road, Manchester, M18 7AZ
25 Sunny Brow Road, Manchester, M18 7AZ
3 Pipewell Avenue, Manchester, M18 8ZA
576A Hyde Road, Manchester, M18 7EE
574 - 576 Hyde Road, Manchester, M18 7EE
Flat Above, 618 Hyde Road, Manchester, M18 7EE
Top Flat, 642 Hyde Road, Manchester, M18 7EE
548A Hyde Road, Manchester, M18 7AA
Flat 2, 536 - 538 Hyde Road, Manchester, M18 7AA
Unit 2, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Unit 9, Gorton Retail Market, Garratt Way, Manchester, M18 8LD
Beyer Lodge, 65 Taylor Street, Gorton, Manchester, M18 8DF
36 Radnor Street, Gorton, Manchester, M18 7AD
Flat 1, 23 Parkdale Avenue, Manchester, M18 7AG
Flat B, 24 Williams Street, Manchester, M18 7AH
10 Beckett Street, Manchester, M18 7AW
24 Peacock Grove, Manchester, M18 7FL
23 Peacock Grove, Manchester, M18 7FL
19 Peacock Grove, Manchester, M18 7FL

14 Peacock Grove, Manchester, M18 7FL
30 Parkdale Avenue, Manchester, M18 7AG
4 Heptonstall Walk, Manchester, M18 8LF
49 Haworth Road, Manchester, M18 7EN
45 Haworth Road, Manchester, M18 7EN
654A Hyde Road, Manchester, M18 7EE
618 Hyde Road, Manchester, M18 7EE
520 Hyde Road, Manchester, M18 7AA
Flat 2, 622 Hyde Road, Manchester, M18 7EE
Flat Above, 644 Hyde Road, Manchester, M18 7EE
Ground Floor, 636 Hyde Road, Manchester, M18 7EE
35C Williams Street, Manchester, M18 7AH
Flat 31, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
2 Seathwaite Walk, Manchester, M18 8ND
57 Haworth Road, Manchester, M18 7EN
6 Rosgill Walk, Manchester, M18 8NH
2 Rosgill Walk, Manchester, M18 8NH
42 Bryson Walk, Manchester, M18 8NB
First Floor, 556 Hyde Road, Manchester, M18 7AA
3 Littleham Walk, Manchester, M18 8LU
14 Peacock Close, Manchester, M18 8AX
16 Grizebeck Close, Manchester, M18 8AT
2 Oxenholme Walk, Manchester, M18 8AP
47 Millwall Close, Manchester, M18 8LL
3 Oakfield Grove, Manchester, M18 7FP
3 Crosfield Grove, Manchester, M18 7ES
11 Peacock Grove, Manchester, M18 7FL
1 Cecil Grove, Manchester, M18 7EW
660 Hyde Road, Manchester, M18 7EE
10 Sibley Street, Manchester, M18 8LN
Electronic Alarms (UK) Ltd, 522 Hyde Road, Manchester, M18 7AA
9 Parkdale Avenue, Manchester, M18 7AG
75 Taylor Street, Gorton, Manchester, M18 8DF
71 Taylor Street, Gorton, Manchester, M18 8DF
3 Furnival Road, Manchester, M18 8DG
78 Furnival Road, Manchester, M18 8DQ
104 Furnival Road, Manchester, M18 8DQ
26 Bakewell Street, Manchester, M18 7AQ
16 Knutsford Road, Manchester, M18 7AL
48 Bakewell Street, Manchester, M18 7AQ
2 Hampden Crescent, Manchester, M18 8JN
The Manse, Mercer Road, Manchester, M18 8JR
68 Agnew Road, Manchester, M18 7AR
City Of Manchester Institute Of Gymnastics, Garratt Way, Manchester, M18 8HE
35 Taplin Drive, Manchester, M18 7DZ
41 Taplin Drive, Manchester, M18 7DZ
29 Taplin Drive, Manchester, M18 7DZ
25 Taplin Drive, Manchester, M18 7DZ
Peacock Centre, Peacock Close, Manchester, M18 8AX
Ground Floor Flat, 9 Parkdale Avenue, Manchester, M18 7AG
546 Hyde Road, Manchester, M18 7AA
Flat 1, 544 - 546 Hyde Road, Manchester, M18 7AA
630A Hyde Road, Manchester, M18 7EE
Flat 1, 18 Chatsworth Road, Manchester, M18 7AF

Flat 5, 536 - 538 Hyde Road, Manchester, M18 7AA
Flat 2, 572 Hyde Road, Manchester, M18 7EE
Flat C, 570 Hyde Road, Manchester, M18 7EE
Apartment 4, 167 Cambert Lane, Gorton, Manchester, M18 8HJ
Apartment 6, 169 Cambert Lane, Gorton, Manchester, M18 8HJ
Apartment 10, 169 Cambert Lane, Gorton, Manchester, M18 8HJ
Apartment 5, 167 Cambert Lane, Gorton, Manchester, M18 8HJ
10 Rosgill Walk, Manchester, M18 8NH
10 Embleton Walk, Manchester, M18 8NF
9 Middlewich Walk, Manchester, M18 8NE
8 Middlewich Walk, Manchester, M18 8NE
15 Middlewich Walk, Manchester, M18 8NE
5 Littleham Walk, Manchester, M18 8LU
11 Littleham Walk, Manchester, M18 8LU
12 Sibley Street, Manchester, M18 8LN
5 Hincaster Walk, Manchester, M18 8JZ
37 Cambert Lane, Gorton, Manchester, M18 8HA
Flat At 526, Hyde Road, Manchester, M18 7AA
Flat 3, 620 Hyde Road, Manchester, M18 7EE
21 Brigstock Avenue, Manchester, M18 8BX
25 Bakewell Street, Manchester, M18 7AT
12 Knutsford Road, Manchester, M18 7AL
582 Hyde Road, Manchester, M18 7EE
10 Crosfield Grove, Manchester, M18 7ES
580 Hyde Road, Manchester, M18 7EE
6 Sunny Brow Road, Manchester, M18 7AE
6 Peacock Grove, Manchester, M18 7FL
927 Hyde Road, Manchester, M18 7FB
Aldi, Garratt Way, Manchester, M18 8HE
Flat B, 53 Haworth Road, Manchester, M18 7EN
Flat A, 53 Haworth Road, Manchester, M18 7EN
Gorton District Centre, Garratt Way, Manchester, M18 8HE
556 Hyde Road, Manchester, M18 7AA
Apartment 1, 167 Cambert Lane, Gorton, Manchester, M18 8HJ
3 Embleton Walk, Manchester, M18 8NF
6 Embleton Walk, Manchester, M18 8NF
9 Millwall Close, Manchester, M18 8LL
36 Agnew Road, Manchester, M18 7AR
24 Agnew Road, Manchester, M18 7AR
2 Radnor Street, Gorton, Manchester, M18 7AP
11 Cecil Grove, Manchester, M18 7EW
612 Hyde Road, Manchester, M18 7EE
14 Cecil Grove, Manchester, M18 7EW
39 Cambert Lane, Gorton, Manchester, M18 8HA
22 Sunny Brow Road, Manchester, M18 7AE
21 Furnival Road, Manchester, M18 8DG
15 Furnival Road, Manchester, M18 8DG
24 Belper Walk, Manchester, M18 8AZ
3 Heversham Walk, Manchester, M18 8AY
30 Belper Walk, Manchester, M18 8AZ
26 Dunnerdale Walk, Manchester, M18 8AW
20 Dunnerdale Walk, Manchester, M18 8AW
16 Dunnerdale Walk, Manchester, M18 8AW
20 Cecil Grove, Manchester, M18 7EW

650 Hyde Road, Manchester, M18 7EE
7 Beckett Street, Manchester, M18 7AW
4 Pinetree Street, Manchester, M18 8DH
63 Furnival Road, Manchester, M18 8DG
536 Gorton Lane, Manchester, M18 8AN
534 Gorton Lane, Manchester, M18 8AN
640 Hyde Road, Manchester, M18 7EE
546 Gorton Lane, Manchester, M18 8AN
Kiosk Three, Gorton District Centre, Garratt Way, Manchester, M18 8LB
Chatsworth Mill, Chatsworth Road, Manchester, M18 7AF
Flat 3, 558B Hyde Road, Manchester, M18 7EE
564A Hyde Road, Manchester, M18 7EE
582A Hyde Road, Manchester, M18 7EE
Apartment 7, 169 Cambert Lane, Gorton, Manchester, M18 8HJ
Apartment 2, 167 Cambert Lane, Gorton, Manchester, M18 8HJ
Apartment 9, 169 Cambert Lane, Gorton, Manchester, M18 8HJ
Flat 2, 79 Haworth Road, Manchester, M18 7EN
83 Haworth Road, Manchester, M18 7EN
81 Haworth Road, Manchester, M18 7EN
26 Swindon Close, Manchester, M18 8JQ
8 Langcliffe Walk, Manchester, M18 8JU
48 Swindon Close, Manchester, M18 8JQ
28 Swindon Close, Manchester, M18 8JQ
24 Swindon Close, Manchester, M18 8JQ
22 Swindon Close, Manchester, M18 8JQ
10 Swindon Close, Manchester, M18 8JQ
8 Keld Walk, Manchester, M18 8JP
4 Keld Walk, Manchester, M18 8JP
33 Middlewich Walk, Manchester, M18 8JL
9 Pinetree Street, Manchester, M18 8DH
16 Peacock Close, Manchester, M18 8AX
120 Engell Close, Manchester, M18 8LA
40 Engell Close, Manchester, M18 8LA
18 Engell Close, Manchester, M18 8LA
116 Engell Close, Manchester, M18 8LA
550 Gorton Lane, Manchester, M18 8EH
Unit 1, Victoria Works, Sunny Brow Road, Manchester, M18 7AE
13 Pinetree Street, Manchester, M18 8DH
7 Chatsworth Road, Manchester, M18 7AF
7 Woodnewton Close, Manchester, M18 7AJ
22A Borwell Street, Manchester, M18 8FH
7 Buttress Street, Manchester, M18 8EG
5 Buttress Street, Manchester, M18 8EG
9 Pipewell Avenue, Manchester, M18 8ZA
38 Beckett Street, Manchester, M18 7AS
16 Radnor Street, Gorton, Manchester, M18 7AP
24 Radnor Street, Gorton, Manchester, M18 7AP
3 Radnor Street, Gorton, Manchester, M18 7AP
22 Bragenham Street, Manchester, M18 7AN
15 Bragenham Street, Manchester, M18 7AN
6 Williams Street, Manchester, M18 7AH
25 Furnival Road, Manchester, M18 8DG
10 Millwall Close, Manchester, M18 8LL
2 Heptonstall Walk, Manchester, M18 8LF

78 Engell Close, Manchester, M18 8LA
68 Engell Close, Manchester, M18 8LA
54 Engell Close, Manchester, M18 8LA
Flat 1, Patrick Roddy Court, Hampden Crescent, Manchester, M18 8LE
St James Rectory, 44 Wellington Street, Manchester, M18 8LJ
Flat 7, James Court, 44A Wellington Street, Manchester, M18 8LJ
4 Engell Close, Manchester, M18 8LA
38 Engell Close, Manchester, M18 8LA
13 Buttress Street, Manchester, M18 8EG
32 Furnival Road, Manchester, M18 8DQ
30 Furnival Road, Manchester, M18 8DQ
16 Furnival Road, Manchester, M18 8DQ
55 Furnival Road, Manchester, M18 8DG
16 Belper Walk, Manchester, M18 8AZ
35 Beckett Street, Manchester, M18 7AS
11 Parkdale Avenue, Manchester, M18 7AG
11 Chatsworth Road, Manchester, M18 7AF
42 Radnor Street, Gorton, Manchester, M18 7AD
44 Radnor Street, Gorton, Manchester, M18 7AD
Flat 1, 622 Hyde Road, Manchester, M18 7EE
526 Hyde Road, Manchester, M18 7AA
16 Chatsworth Road, Manchester, M18 7AF
85 Haworth Road, Manchester, M18 7EN
22 Hengist Street, Manchester, M18 7EL
Flat 1, 79 Haworth Road, Manchester, M18 7EN
19 Oakfield Grove, Manchester, M18 7FP
77 Haworth Road, Manchester, M18 7EN
75 Haworth Road, Manchester, M18 7EN
24 Hengist Street, Manchester, M18 7EL
20 Hengist Street, Manchester, M18 7EL
632 - 634 Hyde Road, Manchester, M18 7EE
Subway, Garratt Way, Manchester, M18 8LD
Gorton Service Station, Thornbury Way, Manchester, M18 8HE
Flat 2, 55 Haworth Road, Manchester, M18 7EN
4 Seathwaite Walk, Manchester, M18 8ND
32 Bryson Walk, Manchester, M18 8NB
6 Middlewich Walk, Manchester, M18 8NE
6 Bryson Walk, Manchester, M18 8LX
18 Bryson Walk, Manchester, M18 8LX
16 Bryson Walk, Manchester, M18 8LX
10 Bryson Walk, Manchester, M18 8LX
2 Littleham Walk, Manchester, M18 8LU
1 Hincaster Walk, Manchester, M18 8JZ
20 Kettlewell Walk, Manchester, M18 8JW
2 Langcliffe Walk, Manchester, M18 8JU
30 Swindon Close, Manchester, M18 8JQ
6 Keld Walk, Manchester, M18 8JP
Units 7 And 8, Chatsworth Mill, Williams Road, Gorton, Manchester, M18 7AY
638A Hyde Road, Manchester, M18 7EE
Flat 1, 43 Williams Street, Manchester, M18 7AH
69 Taylor Street, Gorton, Manchester, M18 8DF
7 Taylor Street, Gorton, Manchester, M18 8YF
47 Taplin Drive, Manchester, M18 7DZ
2 Brigstock Avenue, Manchester, M18 8BX

16 Littleham Walk, Manchester, M18 8LU
16 Kettlewell Walk, Manchester, M18 8JW
6 Millwall Close, Manchester, M18 8LL
11 Pinetree Street, Manchester, M18 8DH
8 Oxenholme Walk, Manchester, M18 8AP
41 Millwall Close, Manchester, M18 8LL
32 Millwall Close, Manchester, M18 8LL
58 Furnival Road, Manchester, M18 8DQ
3 Parkdale Avenue, Manchester, M18 7AG
11 Radnor Street, Gorton, Manchester, M18 7AP
38 Radnor Street, Gorton, Manchester, M18 7AD
1 Argyle Street, Manchester, M18 8EJ
Apartment 8, 169 Cambert Lane, Gorton, Manchester, M18 8HJ
548 Hyde Road, Manchester, M18 7AA
538 Gorton Lane, Manchester, M18 8AN
31 Haworth Road, Manchester, M18 7EN
19 Haworth Road, Manchester, M18 7EN
23 Haworth Road, Manchester, M18 7EN
2 Borwell Street, Manchester, M18 8FJ
10 Borwell Street, Manchester, M18 8FJ
3 Argyle Street, Manchester, M18 8EJ
5 Argyle Street, Manchester, M18 8EJ
12 Oakfield Grove, Manchester, M18 7FP
24 Oakfield Grove, Manchester, M18 7FP
13 Crosfield Grove, Manchester, M18 7ES
20 Oakfield Grove, Manchester, M18 7FP

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: NORTH AREA