

Planning

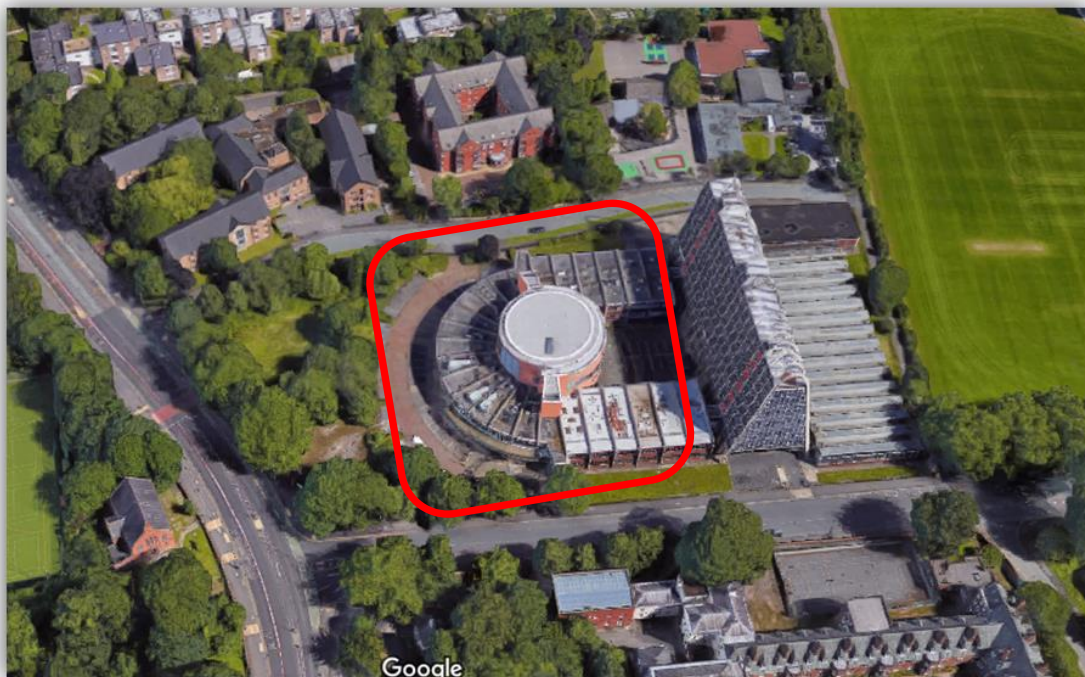
Growth & Development

Delegated officer report for planning application

Application no. 134587/AO/2022
Date registered valid: 12 September 2022
Proposal: Installation of eight non-illuminated vinyl and directional signs to gym
Address: The Gym Group, Old Hall Lane, Manchester, M14 6HH
Ward(s): Rusholme Ward

Applicant: Sarah Grime, The Gym Group, 39 Gymn Strand Street, Liverpool, L1 8LT
Agent (if any): Miss Jessica Dennis, Blaze Signs Ltd, Unit 5, Patricia Way, Pysons Road, Broadstairs, CT10 2XZ
Case officer: David Lawless
Tel: 0161 234 4543
Email: david.lawless@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 17 October 2022



Application details

Type of application: Advertisement Consent

Development type: Advertisements

Standard consultations:

Printed: 14 September 2022 Expired: 5 October 2022

Neighbour notifications

Printed: 14 September 2022 Expired: 5 October 2022

Site notice

Posted: 23 September 2022 Expired: 14 October 2022

Press advert

Published: 20 September 2022 Expired: 11 October 2022

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

This application relates to the 1.51 hectare site, formerly known as the Hollings Faculty, which is located on Wilmslow Road approximately equidistant between Fallowfield District Centre and Rusholme District Centre, which are 500 metres to the south and north respectively. The site is bounded to the north by Cromwell Range; to the east by playing fields of Manchester Grammar School; to the west by Wilmslow Road; and to the south by Old Hall Lane. On the opposite side of Cromwell Range stands student accommodation in the form of Allen Hall and Weston Court, along with St James Church of England Primary School at the head of the cul-de-sac. On the opposite side of Wilmslow Road stands Manchester High School for Girls, whilst to the south of Old Hall Lane there is further student accommodation in the form of Ashburn Hall.

Within the site sits the Hollings Building, a Grade II listed building that comprises of three distinct elements:

- The Toast Rack Tower – a seven storey classroom block which is set back towards the rear/east of the site.
- The Horseshoe and Drum – Semi-circular building located and attached to the western side of the Toast Rack, and
- The Clothing Block – This is a single storey block located to the immediate east of the Toast Rack, and borders the eastern site perimeter.

Planning permission to convert the buildings into residential accommodation (Toast Rack. Drum and Clothing Block) and a gym (Horseshoe) was granted in August 2016 (ref. 111282/FO/2016/S1). Only the gym use has been implemented so far.

Listed building: Grade II

Conservation Area: no

Tree Preservation Order: no

Description of development

This application is for the installation of replacement signage to the gym (eight non-illuminated vinyl and directional signs to gym). The original signage was the subject of advertisement consent application 118735/AO/2018 (approved March 2018).

Consultations & Notification Responses

Local Residents – No comments received.

Rusholme and Fallowfield Civic Society – No comments received.

Highway Services – No objections to the proposed signage.

Policies

The National Planning Policy Framework July 2021 (NPPF) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. 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.

In addition to the above, Section 16 (*Conserving and enhancing the historic environment*) is of relevance:

Paragraph 197 in Section 16 states that in determining planning applications, local planning authorities should take account of:

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

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is

irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 201 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 202 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

Relevant policies in the Core Strategy are detailed below:

Policy EN 3, *Heritage* – Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.

DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues for which more detailed guidance may be given within a supplementary planning document. Of relevance in this instance is:-

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

- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects relating to biodiversity, landscape, archaeological or built heritage.

Saved UDP Policies – Policies DC14 and 19 are considered of relevance in this instance:

Policy DC14, Shop Fronts and Related Signs – Policy DC14.1 states that in determining applications relating to these premises for shop fronts, security grilles, advertisement signs, canopies and awnings, the Council will seek to ensure that proposals are in keeping with the character of the building and adjoining buildings, of adjoining shopfronts, where appropriate, and of the area within which the premises are located.

DC14.5 The Advertisement Regulations require that applications for shop signs be considered only in the interests of amenity and public safety. In determining such applications, the Council will adopt the following policies:

A). In the interests of amenity:

- signs should not normally be positioned other than at fascia level;
- signs should respect the architectural form of buildings and shop frontages;
- where no obvious fascia level exists, signs above shopfronts should be in keeping with the
- scale of the frontage of the building and in particular should not fill the gap between ground floor shop windows and first floor windows;
- projecting box signs, or any other type of sign which projects significantly beyond the shopfront, should line up with the associated fascia board. Where this is not the case, such
- proposals will not be permitted;
- the Council will normally permit only one projecting box sign for each shop unit. On listed buildings and on buildings within Conservation Areas, signs consisting of individually mounted
- letters will be preferred to box fascia signs;
- fixed canopies mounted above fascia level or which obscure the fascia or shopfront will not normally be permitted, unless within a structural opening;
- long canopies which ignore the architectural form of frontages will not normally be permitted.

B) In the interests of public safety:

- any sign which is detrimental to the safety of pedestrians or motorists will be refused;
- all canopies, blinds and awnings should provide a minimum clearance of 2.3 metres above the footpath

Policy DC19, *Listed Buildings* – Policy DC19.1 states that in determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

- a. not grant Listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every

- possible effort has been made to continue the present use or to find a suitable alternative use;
- b. not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;
 - c. not permit any external or internal alteration or addition to a Listed building where, in its opinion, there would be an adverse effect on its architectural or historic character;
 - d. seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;
 - e. permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;
 - f. not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result.

The Planning (Listed Buildings and Conservation Areas) Act 1990 – , Section 16 (2) states *“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Section 66 (1) of the Act sets out the authority’s general duty as respects listed buildings in exercise of planning functions:

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

Issues

Under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 local planning authorities are required to exercise their powers under the Regulations with regard to amenity and public safety, taking into account relevant development plan policies in so far as they relate to amenity and public safety, and any other relevant factors.

Factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest.

Factors relevant to public safety include:

- i. the safety of persons using any highway, railway, waterway, dock, harbour or aerodrome);
- ii. whether the display of the advertisement in question is likely to obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air;
- iii. whether the display of the advertisement in question is likely to hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

The definition of “amenity” includes both visual and aural amenity. Therefore as well as visual amenity, the noise generated by advertisements should be considered. “Public safety” is not confined to road safety. Crime prevention and detection are relevant; the obstruction of highway surveillance cameras, speed cameras and security cameras by advertisements is now included.

Amenity – Given the location and context of the site, it is not considered that the proposed replacement signs would have a detrimental impact upon either visual or aural amenity.

Public Safety – Given the location of the proposed replacement signs it has been determined that they would not have a detrimental impact upon the levels of pedestrian and highway safety enjoyed within the vicinity of the site. The siting of the signs would not compromise nor lead to a reduction in the levels of public safety in and around the site, especially in relation to pedestrian and highway safety.

Impact upon the Heritage Asset – The special architectural and historic interest of the Hollings Building is recognised by its Grade II Listed designation. The architectural form and expression of the Hollings Building is of high significance due to the unique design and survival of the building. The building is regarded as an excellent example of post-war Municipal architecture in Manchester, being designed by the Manchester City Council architect, Leonard Howitt. The high aesthetic significance is also due to the group value of the building in association with the three Grade II listed parts of the Hollings Building, which together provide an interesting 1950's modernist set piece. The group value of the three main parts of the building is considered to be of high significance. The Toast Rack forms the pinnacle of a purposely designed scheme of mid-20th Century college buildings.

Only one PVC vinyl banner is to be installed on the building and as it would be installed on the modern brise soleil it is not considered that the signage would impact upon the fabric of this listed building. The vinyl window signs would be affixed to the glazing in the entrance lobby and can easily be removed, again these would not impact upon the fabric and character of the listed building. The signage attached to the construction hoarding would be of a temporary nature and would not have a detrimental impact upon the fabric and character of the listed building.

In light of the above and the tests set within the NPPF it is considered that the overall proposed development would not substantially harm the heritage asset.

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

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

1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

No advertisement shall be sited or displayed so as to:

- (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
- (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
- (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

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

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

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

2) The development hereby approved shall be carried out in accordance with the package of drawings (ref. 139129 Fallowfield V1) stamped as received on 2 August 2022.

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

Appendix 1 – List of consultees & neighbours notified

Highway Services

Rusholme, Fallowfield & Moss Side Civic Society

Room 19, Ward A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 13, Ward A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 14, Lees C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 7, Lees C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 6, Lees C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 12, Lees B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 11, Lees B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 7, Lees B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 6, Lees B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 2, Lees A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 18, Mary Worthington C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 17, Lees A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 10, Lees A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 17, Mary Worthington A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 6, Mary Worthington A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 4, Mary Worthington A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 92, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 79, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 78, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 76, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 48, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 30, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 26, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 17, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 4, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 40, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 10, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 6, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room H Flat 48, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room D Flat 42, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room E Flat 37, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ

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Flat 7, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 25, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 23, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room F Flat 54, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room A Flat 54, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room G Flat 42, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room A Flat 42, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room H Flat 37, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room A Flat 37, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room A Flat 18, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room A Flat 39, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room B Flat 38, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room B Flat 32, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room B Flat 31, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room C Flat 26, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room D Flat 32, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room D Flat 24, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room D Flat 22, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room C Flat 19, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room C Flat 25, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 15, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room C Flat 12, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room D Flat 10, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room B Flat 10, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room 4, Lees Cottage Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room B Flat 17, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room 21, Beherens House Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room B Flat 8, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room C Flat 2, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 2, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room B Flat 9, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room 9, Ward C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 25, Ward B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 2, Ward B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 20, Ward A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 5, Ward A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 3, Ward A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 4, Lees C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 21, Mary Worthington B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 17, Mary Worthington B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 12, Ward B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 8, Lees B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 12, Lees A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 1, Ashgate Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 14, Lees B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 14, Mary Worthington A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 12, Mary Worthington A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 11, Mary Worthington A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 7, Mary Worthington A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 3, Mary Worthington A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 1, Mary Worthington A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Lees, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 94, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 83, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 77, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 72, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 49, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 45, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 44, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 10, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room 9, Mary Worthington A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 57, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 56, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 55, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 33, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ

Flat 13, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 6, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Ashgate, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 25, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 2, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 20, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 19, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room G Flat 48, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room 2, Mary Worthington B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 1, Mary Worthington C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 16, Mary Worthington B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 9, Mary Worthington B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 16, Mary Worthington A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 8, Mary Worthington A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 99, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 98, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 90, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 88, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 85, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 71, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 51, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 37, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 50, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 46, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 39, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 23, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 18, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 12, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 8, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 35, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 34, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 27, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
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Room B Flat 101, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room H Flat 54, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room H Flat 42, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room J Flat 36, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room H Flat 36, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room B Flat 36, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room F Flat 24, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room I Flat 19, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room F Flat 18, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room C Flat 12, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room B Flat 12, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room F Flat 1, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room C Flat 1, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room B Flat 34, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room D Flat 30, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 27, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room B Flat 22, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room B Flat 19, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 19, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room B Flat 18, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 18, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room B Flat 14, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 13, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 9, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room C Flat 8, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room B Flat 7, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 7, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 4, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room C Flat 1, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 1, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room 2 First Floor Flat, Lees Annex Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 1 First Floor Flat, Lees Annex Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP

Room 18, Beherens House Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 1, Ward C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 11, Ward B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 11, Lees C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 4, Ward B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 12, Ward A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 15, Lees C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 8, Lees C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 2, Lees C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 10, Lees B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 9, Lees B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 15, Mary Worthington B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 2, Lees B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 15, Mary Worthington C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 4, Mary Worthington C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 13, Mary Worthington B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 12, Mary Worthington B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 11, Mary Worthington B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 7, Mary Worthington B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 9, Lees A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 13, Mary Worthington A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 5, Mary Worthington A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 100, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 86, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 60, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 38, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 34, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 32, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 27, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 16, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 11, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 39, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 38, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 29, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 24, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 12, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 32, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room E Flat 30, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room C Flat 30, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room A Flat 30, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room G Flat 18, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room A Flat 35, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 101, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 3, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 1, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Wardens Flat, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Mary Worthington, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room F Flat 36, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room E Flat 36, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room A Flat 36, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room G Flat 6, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room C Flat 6, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room I Flat 1, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room H Flat 1, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room F Flat 6, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 33, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 21, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room E Flat 101, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room B Flat 48, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room D Flat 101, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room C Flat 54, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room F Flat 48, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room B Flat 42, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room F Flat 37, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room D Flat 37, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ

Room H Flat 24, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room A Flat 24, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room A Flat 19, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room J Flat 18, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room F Flat 12, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room C Flat 38, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 38, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room C Flat 36, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 36, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room B Flat 33, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room C Flat 31, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room B Flat 30, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room C Flat 29, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 29, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room C Flat 28, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room B Flat 25, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 25, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room B Flat 21, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room C Flat 20, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 20, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room B Flat 15, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 11, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 10, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room C Flat 3, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 3, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room 2 Ground Floor Flat, Lees Annex Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 24, Beherens House Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 17, Beherens House Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 18, Ward C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 13, Ward C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 3, Ward C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 23, Ward B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 17, Ward B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 1, Ward B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 9, Ward B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 5, Ward B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 17, Ward A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 7, Ward A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 12, Lees C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room I Flat 6, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
The Bungalow, St James Primary School, Cromwell Range, Manchester, M14 6HW
Manchester University, Old Hall Lane, Rusholme, Manchester, M14 6HA
Room A Flat 12, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room A Flat 6, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room C Flat 19, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room C Flat 37, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room G Flat 30, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room B Flat 24, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room I Flat 18, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room I Flat 12, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room H Flat 12, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room A Flat 37, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 1, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room A Flat 40, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room D Flat 39, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room B Flat 35, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room B Flat 29, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 24, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room C Flat 23, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 22, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room C Flat 16, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room B Flat 13, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 12, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room A Flat 6, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room B Flat 3, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH

Room 1, Lees Cottage Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 19, Beherens House Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 11, Ward C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 8, Ward C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 5, Ward C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 24, Ward B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 22, Ward B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 18, Ward B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 16, Ward B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 15, Ward B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 11, Ward A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 14, Mary Worthington C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 8, Mary Worthington B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 5, Mary Worthington B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 16, Lees A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 8, Lees A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 7, Lees A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 15, Mary Worthington A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 91, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 87, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 22, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Platt Chapel, 186 Wilmslow Road, Manchester, M14 5LL
Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Lees Cottage, Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 18, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room 3, Mary Worthington B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 66, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 64, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 63, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 62, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 70, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 67, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 68, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 16, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 65, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room E Flat 1, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 17, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 15, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 13, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 14, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
First Floor Flat, Lees Annex Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Ground Floor Flat, Lees Annexe Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 69, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 61, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 58, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 47, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 29, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 28, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 2, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 7, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 5, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 31, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 26, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room I Flat 54, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room B Flat 54, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room I Flat 48, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room I Flat 42, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room G Flat 37, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room B Flat 37, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room D Flat 36, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room I Flat 30, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room B Flat 30, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room F Flat 19, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room B Flat 18, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room G Flat 12, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ

Room H Flat 6, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room D Flat 6, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room G Flat 1, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room D Flat 1, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room B Flat 39, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room D Flat 37, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room D Flat 27, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room C Flat 21, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room D Flat 20, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room C Flat 17, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room C Flat 15, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room D Flat 12, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room B Flat 12, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room 1 Ground Floor Flat, Lees Annex Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 25, Beherens House Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 10, Ward B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 22, Beherens House Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 16, Ward C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 14, Ward B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 18, Ward A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 4, Ward A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 13, Lees C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 6, Mary Worthington C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 2, Mary Worthington C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 14, Lees A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 13, Lees A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 11, Lees A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 6, Lees A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 5, Lees A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Room 2, Mary Worthington A Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
Flat 103, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 102, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 97, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 89, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 82, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 80, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 75, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 42, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 73, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 54, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 43, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 36, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 21, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 19, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 15, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Flat 11, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 9, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 1, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 37, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 36, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 30, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Flat 28, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
Room G Flat 54, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room F Flat 42, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room E Flat 42, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room C Flat 42, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room I Flat 36, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room G Flat 36, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room D Flat 24, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room C Flat 24, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room D Flat 18, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room E Flat 12, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room D Flat 12, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room E Flat 6, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
Room B Flat 6, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ

[illegible]

Flat 3, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
 Room J Flat 54, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Room E Flat 54, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Room D Flat 54, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Room E Flat 48, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Room D Flat 48, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Room C Flat 48, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Room A Flat 48, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Room I Flat 37, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Room C Flat 36, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Room F Flat 30, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Room I Flat 24, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Room H Flat 19, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Room G Flat 19, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Room D Flat 19, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Room H Flat 18, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Room C Flat 18, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Room B Flat 1, Mansion Point, 1 Cromwell Range, Manchester, M14 6FQ
 Room B Flat 40, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
 Room C Flat 39, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
 Room C Flat 34, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
 Room C Flat 32, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
 Room A Flat 32, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
 Room D Flat 29, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
 Room B Flat 28, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
 Room B Flat 27, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
 Room B Flat 24, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
 Room B Flat 20, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
 Room A Flat 17, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
 Room C Flat 13, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
 Room D Flat 5, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
 Room C Flat 5, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
 Room C Flat 4, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
 Room B Flat 4, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
 Room D Flat 2, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
 Room B Flat 2, Weston Court, 45 - 47 Cromwell Range, Manchester, M14 6HH
 Room 26, Beherens House Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
 Room 23, Beherens House Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
 Room 20, Beherens House Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
 Room 20, Ward C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
 Room 12, Ward C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
 Room 6, Ward C Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
 Room 13, Ward B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP
 Room 7, Ward B Ashburne Hall, Old Hall Lane, Rusholme, Manchester, M14 6HP

Appendix 2 – Planning constraints

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