
Hulme Ward	Application Number	Date of Appln	Committee Date
	086489/FO/2008/S1	22nd Apr 2008	26 th Jun 2008

Proposal Erection of a two storey extension to existing office to have back up generator, condenser units, electrical switchgear and electricity sub-station with associated landscaping

Location Reynolds House, 6 Archway, Hulme, Manchester, M15 5RN,

Applicant Internet Facilitators Ltd, Reynolds House, Manchester Technopark, Manchester, M15 5RN, England

Agent Pickard Finlason Partnership Beech House, 1 Cambridge Road, Hale, Cheshire, WA6 6UW,

Description

The application site forms part of the former Birley Fields site and relates to an existing part three, part four-storey office building (Reynold's House) situated on Manchester Techno Park, Archway, Hulme. The building is situated within large grounds and lies adjacent to other similar buildings also in use as business accommodation. To the north and east lie large, four storey office buildings in the form of Lovell House and Turing House, whilst to the south of the site the land is vacant. Further to the North west of the site along Old Birley Street/Ormsgill Street lies 'Homes for Change' - a large, pioneering, live/work complex.

The proposed scheme relates to the erection of a two-storey extension on the eastern edge of the existing boundary fronting Archway and on land that is currently used for car parking in association with Reynolds House and Lovell House.

Reynold's House is currently occupied by Internet Facilitators Limited (IFL) who provide space to customers who operate web-site host equipment. As part of their service, IFL are obliged to maintain both the environmental conditions in which the host equipment is located and also to maintain power supply. The principal activity of IFL is the provision of high quality data centre services to internet service providers and web hosting companies. These services are provided from highly specialised premises fitted out with high levels of electrical power, air conditioning, fire detection and fire suppression equipment.

Due to increased demand and growth within the business, IFL are to take up more floor space within the existing building and as a consequence, the existing environmental and power requirements need to be improved, as the existing infrastructure is unable to maintain the additional floorspace.

In order to facilitate the additional requirements, a two storey extension is proposed to form an 'energy centre'. This is a building that will contain backup generators in the case of a mains power failure, energy for 'Internet Facilitators' and space for condenser units to control the environmental conditions of the equipment. In addition, it is proposed that the building will accommodate electrical switch gear/substation and other ancillary functions.

The proposed extension will have a footprint of 353 square metres and its shape and form will follow the eastern boundary of the existing boundary and reflect the architectural style and materials of the main Reynold's Building. In order to facilitate the extension, 20 car parking space will be lost from the car park and as such the existing hard landscaping will need adjustment which will also result in the loss of two sapling trees.

Consultations

Local Residents - 5 letter of objection have been received. These objections are summarised below.

(i) The noise level from this back up power station will cause a noise level that is unacceptable to residents of the housing adjacent to the site (Homes for Change).

(ii) The current use of the building already produces noise which combined with traffic can be extremely disturbing. Adding to this noise is unfair on residents.

(iii) Additional noise is now welcomed nor is the loss of trees.

(iv) There is increasing concern due to the number of applications for various electronic devices, particularly due to evidence linking such devices to health problems and the cumulative effect these devices have.

(v) The existing generator at Lovell House already causes noise and disturbance. The new proposal will add to the noise problem on a 24 hour basis

However, following the initial consultation it was noticed that the incorrect business premises was identified on the Technology Park (Lovell House rather than Reynolds House). As such, residents were re-consulted with the correct address and 1 additional letter of objection has been received. This objection is summarised below:

(i) The planned increase in the scale of the substation will have an increase in the noise generated by the site

Environmental Health - It is recommended that a suitable acoustic insulation condition is inserted if the application is approved.

Green Space Manager - The trees removed should be replaced with similar species either on or adjacent to the trees removed. All works should be implemented in accordance with British Standards BS 3998.

Greater Manchester Police (Architectural Liaison Unit) - No objections to the proposed development subject to a Secure by Design condition if the development is approved.

Issues

Unitary Development Plan - Policy HU11 previously related to this site and allocated the land for mixed business, commercial and residential uses. However, following a directive in accordance with Schedule 8 of the Planning and Compulsory Purchase Act 2004, it was included with a number of policies to be no longer retained. As such there are no longer any site specific policies relevant to this site.

The following city wide policies are relevant to this proposal:

Policy H2.2 states that the Council will not allow development that will have an unacceptable impact on residential areas. The matters that the Council will consider include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Policy DC26.1 refers to development and noise and considers both the effect of new development proposals which are likely to be generators of noise and the implications of new development which are being exposed to existing noise sources.

Regional Spatial Strategy - In terms of regional policy, the Draft North West Plan (The Regional Spatial Strategy) was submitted to Government on 30th January 2006. The Regional Spatial Strategy forms part of the statutory development plan for every Local Authority in the North West and provides a framework for development and investment over the next fifteen to twenty years.

A public consultation on the proposed changes to the draft Regional Spatial Strategy as launched on 20th March 2008. The proposed changes to the draft strategy take account of the recommendations of the independent panel of Inspectors following the examination in public into the draft strategy between November 2006 and February 2007.

The following policies are considered relevant:

Policy DP1 encourages both the economic use of land and the development of brownfield land.

Policy SD1 seeks to concentrate development in the North West Metropolitan Area which will enhance economic strength, the environment, overall quality of life and social regeneration.

Policy MCR1- Manchester should promote investment in the growth clusters and sectors identified in the Manchester City Region Development Programme.

In addition to the above, central government provides national planning guidance in the form of Planning Policy Guidance Notes (PPG) and more recently on some planning issues, Planning Policy Statements (PPS).

PPS1 'Delivering Sustainable Development' sets out the overarching policies on the delivery of sustainable development through the planning system. Emphasis is placed on the need for good design to ensure, attractive, usable, durable and adaptable places.

PPS1 also replicates the provision of the Planning and Compulsory Purchase Act 2004 which states that 'Development should be made in accordance with the Development Plan unless material considerations indicate otherwise.

The Guide to Development in Manchester - This is a City Council supplementary planning document (SPD). This document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

Principle - The principle of the proposed extension is considered wholly acceptable. In light of the use and built form of adjacent buildings and the importance of the economic context of Birley Fields, the proposed extension is considered satisfactory. The nature of the extension will have no undue impact on the amenity of nearby occupiers or upon the character of the area. Furthermore, the former Birley Fields site accommodates many important employers and is seen as an area of important economic growth. As such, the nature of the business of the occupier is a use that should be encouraged provided there is no negative impact on any nearby residents.

Visual Amenity - In light of the predominantly commercial context of the area characterised by large office buildings, it is not considered that there would be any significant or undue impact on visual amenity. The brick work of the proposed extension matches the existing in both colour and texture and will also reflect the current recessed banding pattern on Reynold's House. Cast stone coping, aluminium louvers and panels, doors and windows have all been added to match the existing building and also to add interest to the visual appearance of the street scene.

Scale and Massing - The proposed extension follows the same shape and form of the existing building. The proposed extension is two storeys in height compared to the part three, part four storey of Reynold's House and is therefore subservient to the main building. Compared to nearby buildings, namely Turing House opposite, the proposed extension is smaller in scale and mass and will not lead to any overshadowing or overlooking of nearby buildings. As a consequence, it is considered that in terms of scale and massing, the proposed extension is entirely consistent with the built form in the immediate area.

Trees - Some concerns have been raised over the loss of one sapling beech tree and one sapling lime tree on the site of the existing car park. The removal of which is necessary to make space for the proposed extension.

It is not considered that the removal of these immature trees will have any significant impact on the visual amenity of the area. In line with City Council policy, it is proposed to replace these with four new trees resulting in a net gain. Two new Norway Maple trees are proposed to the east of the proposed extension to the rear of the footpath, and two new Beech trees to match the existing will be provided immediately to the west of the proposed extension in the existing car park. A suitable

condition has also been inserted requiring that the replacement trees must be replanted if they become damaged destroyed or die within 5 years of the new trees being planted. Moreover, a method statement has been provided by the applicant to ensure the protection of trees during construction, and a condition inserted requiring tree work to be done to British standards.

Car Parking - As a result of the proposed extension, 20 car parking spaces will be lost from the existing car park which currently accommodates 92 spaces of the allocation given to Reynold's House.

It is considered that in this instance, bearing in mind the nature of the business operated by IFL, the loss of car parking space is not an onerous issue. IFL only employ 7 staff and as result, large areas of the car park are not taken up. The business operated by the occupier mainly requires large, secure data storage areas within what would otherwise be office accommodation. As such, the usual B1 parking standards as prescribed within PPG13 is not considered relevant in this case. The low staff numbers combined with the likely long term tenant of IFL, bearing in mind the level of investment involved, is not deemed to have an detrimental impact upon the car parking situation.

Noise - Noise related concerns were raised by residents during the consultation process and related to the level of noise that could be generated by the proposed use. It should be noted however, that all of the objections came from residents from the nearby 'Homes for Change' building along Old Birley Street/Ormsgill Street and were in response to the original consultation letter which stated that the application site was Lovell House which is situated directly opposite this residential building. Only one further letter of objection was received following the correction to the name of the application site at Reynold's House.

Despite the above, 'Home for Change' still contains the nearest noise sensitive properties and is situated approximately 80 metres west from the centre of the proposed extension. The applicant in response to potential objections relating to noise has submitted a comprehensive, desktop noise impact assessment, which provides analysis of the specified equipment and provides a comparison against site measured background noise level measured at the most sensitive period.

The proposed extension will house 3 off standby generator sets internally on the ground floor, together with 32 off air conditioning condenser units on the southern end of the proposed extension. These will to be used to facilitate the expansion of IFL's activities. The generator plant is for standby, emergency use only, whilst the air conditioning condenser units will operate 24 hours per day at duties dependent on system demand.

The noise impact assessment provides analysis of the worst-case scenario when both the generators sets and the air conditioning condenser units are running. The assessment concludes that complaints of noise nuisance from the nearest residents along Ormsgill Street are unlikely. The assessment also provides an assessment in accordance with guidelines by the World Health Organisation. The report again concludes that complaints are unlikely and that the equipment to be accommodated

by the proposed extension will have no significant impact on the existing acoustic environment at surrounding residential properties. On the advice of Environmental Health, a condition has also been inserted requiring the acoustic insulation of the proposed extension and requires details to be submitted to the City Council as Local Planning Authority for approval.

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 the right to a fair hearing and to this end the Committee 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 Unitary Development Plan, the Head of Planning 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. He believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and country Planning Acts.

Recommendation APPROVE

Approve on the basis that the proposal accords with Policies H2.2 and DC26.1 of the Unitary Development Plan and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: 01, (2-) AS100/Rev/3, AP002/Rev/3, (2-) AE010/Rev/3, AP001/Rev/4 and (2-) AP001/Rev/4, stamped as received on 22nd April 2008

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy H2.2 of the Manchester Unitary Development Plan.

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

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

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

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with Policies 2.4 and 2.6 of the Unitary Development Plan for the City of Manchester.

5) The replacement trees approved by the City Council as local planning authority shown on drawing (2-) AP001/Rev/4 shall be implemented not later than 12 months from the date of commencement of works. If within a period of 5 years from the date of the planting any replacement tree is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policy H2.2 of the Unitary Development Plan for the City of Manchester.

6) Before the development hereby approved commences, the building together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy H2.2 of the Manchester Unitary Development Plan.

7) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 086489/FO/2008/S1 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

Engineering Services
Environmental Health
Environment & Operations (Trees)
Greater Manchester Police
South Manchester Regeneration
1a, Rolls Crescent, Manchester, M15 5JZ
Bury M B C, Turing House, Archway, Manchester, M15 5RL
Hidden Beauty Model Agency, Unit 7e, 47 Old Birley Street, Manchester, M15 5RF
Yellow Brick Cafe, 49 Old Birley Street, Manchester, M15 5RF
Junction Hotel, 1 Rolls Crescent, Manchester, M15 5JZ
Hulme Community Garden Centre, 28 Old Birley Street, Manchester, M15 5RG
Flat 1, 41 Old Birley Street, Manchester, M15 5RE
Flat 2, 41 Old Birley Street, Manchester, M15 5RE
Flat 3, 41 Old Birley Street, Manchester, M15 5RE
Flat 4, 41 Old Birley Street, Manchester, M15 5RE

Flat 5, 41 Old Birley Street, Manchester, M15 5RE
Flat 6, 41 Old Birley Street, Manchester, M15 5RE
Flat 7, 41 Old Birley Street, Manchester, M15 5RE
Flat 8, 41 Old Birley Street, Manchester, M15 5RE
Flat 9, 41 Old Birley Street, Manchester, M15 5RE
Flat 101, 41 Old Birley Street, Manchester, M15 5RE
Flat 102, 41 Old Birley Street, Manchester, M15 5RE
Flat 103, 41 Old Birley Street, Manchester, M15 5RE
Flat 201, 41 Old Birley Street, Manchester, M15 5RE
Flat 202, 41 Old Birley Street, Manchester, M15 5RE
Flat 203, 41 Old Birley Street, Manchester, M15 5RE
Flat 204, 41 Old Birley Street, Manchester, M15 5RE
Flat 205, 41 Old Birley Street, Manchester, M15 5RE
Flat 206, 41 Old Birley Street, Manchester, M15 5RE
Flat 207, 41 Old Birley Street, Manchester, M15 5RE
Flat 208, 41 Old Birley Street, Manchester, M15 5RE
Flat 209, 41 Old Birley Street, Manchester, M15 5RE
Flat 210, 41 Old Birley Street, Manchester, M15 5RE
Flat 211, 41 Old Birley Street, Manchester, M15 5RE
Flat 212, 41 Old Birley Street, Manchester, M15 5RE
Flat 213, 41 Old Birley Street, Manchester, M15 5RE
Flat 214, 41 Old Birley Street, Manchester, M15 5RE
Flat 215, 41 Old Birley Street, Manchester, M15 5RE
Flat 216, 41 Old Birley Street, Manchester, M15 5RE
Flat 217, 41 Old Birley Street, Manchester, M15 5RE
Flat 218, 41 Old Birley Street, Manchester, M15 5RE
Flat 219, 41 Old Birley Street, Manchester, M15 5RE
Flat 220, 41 Old Birley Street, Manchester, M15 5RE
Flat 221, 41 Old Birley Street, Manchester, M15 5RE
Flat 222, 41 Old Birley Street, Manchester, M15 5RE
Flat 301, 41 Old Birley Street, Manchester, M15 5RE
Flat 302, 41 Old Birley Street, Manchester, M15 5RE
Flat 303, 41 Old Birley Street, Manchester, M15 5RE
Flat 401, 41 Old Birley Street, Manchester, M15 5RE
Flat 402, 41 Old Birley Street, Manchester, M15 5RE
Flat 403, 41 Old Birley Street, Manchester, M15 5RE
Flat 404, 41 Old Birley Street, Manchester, M15 5RE
Flat 405, 41 Old Birley Street, Manchester, M15 5RE
Flat 406, 41 Old Birley Street, Manchester, M15 5RE
Flat 407, 41 Old Birley Street, Manchester, M15 5RE
Flat 408, 41 Old Birley Street, Manchester, M15 5RE
Flat 409, 41 Old Birley Street, Manchester, M15 5RE
Flat 410, 41 Old Birley Street, Manchester, M15 5RE
Flat 411, 41 Old Birley Street, Manchester, M15 5RE
Flat 412, 41 Old Birley Street, Manchester, M15 5RE
Flat 501, 41 Old Birley Street, Manchester, M15 5RE
Limited Resources, 53 Old Birley Street, Manchester, M15 5RF
Manchester Youth Theatre, Unit 14, 41 Old Birley Street, Manchester, M15 5RF
15 Ormsgill Street, Manchester, M15 5JE

H A B, Unit 18, 41 Old Birley Street, Manchester, M15 5RF
Ecra Publishing Ltd, Unit 21, 41 Old Birley Street, Manchester, M15 5RF
Source Unknown, Unit 15, 41 Old Birley Street, Manchester, M15 5RF
Unit 20, 41 Old Birley Street, Manchester, M15 5RF
Ricardo Vilela, Unit 16, 41 Old Birley Street, Manchester, M15 5RF
Homes For Change, Unit 25, 41 Old Birley Street, Manchester, M15 5RF
Ethical Consumer Information Systems, Unit 24, 41 Old Birley Street, Manchester,
M15 5RF
Charlie Baker Design, Unit 19, 41 Old Birley Street, Manchester, M15 5RF
Homes For Change, Unit 26, 41 Old Birley Street, Manchester, M15 5RF
Women 4 The Future, Unit 13, 41 Old Birley Street, Manchester, M15 5RF
22 Old Birley Street, Manchester, M15 5RG
20 Old Birley Street, Manchester, M15 5RG
Asda Petrol Station, Greenheys Lane West, Manchester, M15 5AQ
P C P Promotions, 51 Old Birley Street, Manchester, M15 5RF
24 Old Birley Street, Manchester, M15 5RG
Flat 308, 41 Old Birley Street, Manchester, M15 5RE
18 Old Birley Street, Manchester, M15 5RG
Flat 229, 41 Old Birley Street, Manchester, M15 5RE
10 Ormsgill Street, Manchester, M15 5JE
11 Ormsgill Street, Manchester, M15 5JE
12 Ormsgill Street, Manchester, M15 5JE
13 Ormsgill Street, Manchester, M15 5JE
14 Ormsgill Street, Manchester, M15 5JE
98 Rolls Crescent, Manchester, M15 5FP
104 Rolls Crescent, Manchester, M15 5FP
102 Rolls Crescent, Manchester, M15 5FP
100 Rolls Crescent, Manchester, M15 5FP
106 Rolls Crescent, Manchester, M15 5FP
96 Rolls Crescent, Manchester, M15 5FP
12 Old Birley Street, Manchester, M15 5RG
8 Old Birley Street, Manchester, M15 5RG
14 Old Birley Street, Manchester, M15 5RG
6 Old Birley Street, Manchester, M15 5RG
16 Old Birley Street, Manchester, M15 5RG
10 Old Birley Street, Manchester, M15 5RG
4 Old Birley Street, Manchester, M15 5RG
26 Old Birley Street, Manchester, M15 5RG
3 C V Ltd, 51 Old Birley Street, Manchester, M15 5RF
Flat 104, 41 Old Birley Street, Manchester, M15 5RE
Flat 105, 41 Old Birley Street, Manchester, M15 5RE
Flat 106, 41 Old Birley Street, Manchester, M15 5RE
Flat 223, 41 Old Birley Street, Manchester, M15 5RE
Flat 224, 41 Old Birley Street, Manchester, M15 5RE
Flat 225, 41 Old Birley Street, Manchester, M15 5RE
Flat 226, 41 Old Birley Street, Manchester, M15 5RE
Flat 227, 41 Old Birley Street, Manchester, M15 5RE
Flat 228, 41 Old Birley Street, Manchester, M15 5RE
Flat 230, 41 Old Birley Street, Manchester, M15 5RE

Flat 231, 41 Old Birley Street, Manchester, M15 5RE
Flat 232, 41 Old Birley Street, Manchester, M15 5RE
Flat 304, 41 Old Birley Street, Manchester, M15 5RE
Flat 305, 41 Old Birley Street, Manchester, M15 5RE
Flat 306, 41 Old Birley Street, Manchester, M15 5RE
Flat 307, 41 Old Birley Street, Manchester, M15 5RE
Flat 309, 41 Old Birley Street, Manchester, M15 5RE
4 Ormsgill Street, Manchester, M15 5JE
Michelin Services Ltd, Lovell House, Archway, Manchester, M15 5RN
Excellence In Cities, Turing House, Archway, Manchester, M15 5RL
3 Archway, Manchester, M15 5QJ
1 Archway, Manchester, M15 5QJ
Venture Arts, 43 Old Birley Street, Manchester, M15 5RF
45 Old Birley Street, Manchester, M15 5RF
Melbourne Network Solutions Ltd, Turing House, Archway, Manchester, M15 5RL
The Server Hotel, Reynolds House, 4 Archway, Manchester, M15 5RL

Representations were received from the following third parties:

Environmental Health
Greater Manchester Police
Flat 221, 41 Old Birley Street, Manchester, M15 5RE
Flat 408, 41 Old Birley Street, Manchester, M15 5RE
13 Ormsgill Street, Manchester, M15 5JE
Flat 232, 41 Old Birley Street, Manchester, M15 5RE
Flat 309, 41 Old Birley Street, Manchester, M15 5RE
Louise Wallwein, Flat 232, 41 Old Birley Street, Hulme, Manchester
John Stephen Pugh, Flat 221, 41 Old Birley Street, Hulme, Manchester, M15 5RE
Hannah Berry, Flat 309, 41 Old Birley St, Manchester
Paul Fitzgerald, Flat 226, 41 Old Birley St
Luke Hayward, 13 Ormsgill St, Hulme, Manchester
Mr Pugh, Flat 221, 41 Old Birley Street, Hulme, Manchester, M15 5RN
Simon Parnell, 408, 41 old birley street, hulme, manchester

Relevant Contact Officer : Steven McCoombe
Telephone number : 0161 234 4607
Email : s.mccoombe@manchester.gov.uk