

## List No. 6

<b>Didsbury West Ward</b>	<b>Application Number</b> 080259/FO/2006/S2	<b>Date of Appln</b> 18th Aug 2006	<b>Committee Date</b> 23rd Nov 2006
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**Proposal**   Erection of three x 3 storey detached dwellinghouses with associated parking and landscaping

**Location**   Land Off Claremont Avenue, West Didsbury

**Applicant**   JTC Developments Ltd Battery House, Battery Lane, Wilmslow, Cheshire, SK9 5LT

**Agent**       Reid Architects Ltd 10 Little Lever Street, Manchester, M1 1HR

### **Description**

This site is located on the northern side of Claremont Avenue, a small cul-de-sac located at the rear of Lapwing Lane, in an area of West Didsbury which has been designated as the Albert Park Conservation Area. To the north-east of the site lies a disused railway line, earmarked to be used as a future Metrolink line. To the south-west, on the opposite side of Claremont Avenue lies a row of 2 storey terraced dwellings, namely 2 to 12 Claremont Avenue. To the north of the site stands the gable end of no. 2 Moordale Street. The lock-up garages of Lapwing Court are located to the south of the site.

The site is approximately 632 square metres (6803 square feet) in size and currently overgrown with self-seeded saplings and other shrubs. The site was home to some 32 trees, though these were felled by the site owners, not the applicants, without prior consultation with the Council, sometime prior to this planning application being submitted.

The applicants are applying to erect three 3 storey detached dwellinghouses on the site, each with their own off-street car parking space accessed off Claremont Avenue. The dwellinghouses are to be contemporary in design and will utilise a mix of traditional and modern materials. While the applicants are only proposing to plant 3 specimen trees at the front of the site, the remaining being landscaped in a contemporary fashion, they have agreed in principle in conjunction with the site owners to sign a legal agreement requiring them to deposit funds with the Council for the purpose of carrying out street-tree planting.

### **Consultations**

Local Residents - One letter of objection has been received, the main points of which are outlined below:

1. The land under consideration was a pleasant woodland beside the old Manchester to London railway cutting. The wood harboured a variety of wildlife and was frequented by urban foxes, etc. Much of this woodland has already been destroyed in anticipation of planning application approval.

2. How many more trees will be destroyed if this application is approved?

3. Approval will also mean the disappearance of the green space associated with the woodland, leaving West Didsbury all the poorer because of it.

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West Didsbury Residents Association - Any comments will be reported.

Ward Members - Cllr Clayton has no objections in principle to the proposal, though he has outlined a couple of concerns, namely:

1. The proposal's appearance: Whether close to or even in a conservation area, the design lacks empathy with its surroundings. This is particularly the case as little amenity space would remain after construction. Something more sympathetic would in my view be more acceptable.

2. Parking and access: The other side of the street is pavement terraces. If these family house do not have sufficient off-street parking for the occupants (probably two spaces per house) then there will be problems with cars blocking the street. Similarly if the entrances are too tight cars parked outside the houses on the other side of the road will make manoeuvring difficult.

3. Amenity: The site currently has a number of [weed] trees growing on it. Whilst some loss is inevitable we should aim to maximise retention of the better examples.

Manchester Conservation and Listed Buildings Panel - The Panel considered the proposal to be a good modern design and appropriate to its setting. Unlike many of the submissions on sites such as this it was not considered to be overdevelopment. A condition will be required concerning trees, especially in light of previous history.

Landscape Practice Group - In terms of the visual amenity, as the trees had been removed, the Landscape Practice Group were unable to carry out their standard Evaluation for Amenity Trees on site, however, they have undertaken a 'hypothetical' assessment. In summary, the trees would have achieved a very amenity low score, the poplars are highly likely to be self seeded, resulting in a densely covered site, with an unkempt appearance. They therefore would have had no objection to their removal.

The initial landscape design concepts are acceptable, however the Landscape Practice Group will require additional plans indicating the following information:

1. Location, type, size and planting density of all tree/planting material
2. Girth and height of the proposed trees
3. Tree staking methods
4. Tree pit sizes
5. Growing medium/topsoil for grassed areas and trees; including proposed depths and provenance of topsoil
6. Management and maintenance proposals
7. Proposed hard materials.

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Notwithstanding the above, it is considered that the height of the boundary detail to Claremont Avenue is inappropriate. The height of the front boundary wall at 1.5 metres (5 feet) is felt to be excessive, it could undermine the quality of the streetscene and feel oppressive to the existing residents of Claremont Avenue.

In summary, the Landscape Practice Group support this application, subject to their requirements and recommendations.

Environment and Operations Technical Services - It appears that 32 trees have been removed from the site, the majority were showing signs of decay and an application for their removal would probably have been given consent. Ten trees on the site were not showing signs of decay at ground level and due to the removal of the trees it is not possible to determine what condition they were in.

The submitted tree survey states that the landowner has taken appropriate action to mitigate against any losses due to the poor condition of the trees, however, the trees appear to have been in this condition for some time so an application through normal channels would have been appropriate.

Head of Engineering Services - The proposed development encroaches onto a section of the adopted highway. Building on the adopted highway will not be permitted, therefore land ownership needs to be clarified and revised plan to be submitted for consideration. The applicant to demonstrate parking manoeuvres (swept paths to be submitted) from the three new houses can be carried out safely on Claremont Avenue without interfering with existing resident parking. As it is shown, it can not be done due to lack of space.

Head of Environmental Health - Suggests the imposition of a condition regarding refuse storage.

Greater Manchester Police (GMP), Architectural Liaison Officer - GMP have made the following comments:

1. Rear and side boundaries should be not less than 1.8 metres or 6 feet high to provide privacy and security to the premises.
2. A private/ secure access gate/ fence, to the rear gardens (not less than 1.8 metres high) should be provided at the back of the hard standing.
3. All glazing to the ground floor areas should be laminated glass.
4. All other matters should meet the minimum standards of the Secured By Design Award.

## Issues

Unitary Development Plan (UDP) - There are no site specific policies. However when dealing with an application of this nature consideration is given to policies H1.2, H2.2, E1.5, E2.6, E2.7 and E3.8 in Part 1 of the UDP and policies DC7, DC16.1 and DC 18.1 all of which are located in Part 2 of the UDP.

Policy H2.2 states that the Council will not normally allow development which will have an unacceptable impact on residential areas. The matters which the

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Council will consider in coming to such decisions will include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Policy E1.5 states that the Council will contribute towards energy conservation by: a) ensuring where practicable that new major development is located where it can be easily served by public transport; and b) encouraging high standards of energy efficiency in new development

Policy E2.6 states that the Council will prevent where possible the loss of existing trees and, in addition, will encourage extensive broadleaved tree planting schemes especially as a means to enhance informal recreational areas and to improve the appearance of built up areas.

Policy E2.7 states that the Council wishes to ensure that buildings and areas of special architectural or historic interest are retained, maintained and, where necessary, restored. The policy continues further stating that it will seek to preserve and enhance the setting of such buildings and areas by the preservation of trees and landscape features.

Policy E3.8 states the Council wishes to enhance the appearance of its Conservation Areas and will where appropriate, designate further areas.

Policy H1.2 and Development Control Policy DC7 states that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchair, wherever this is practicable.

Development Control Policy DC16.1 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. The policy states further that the Council will not normally permit development proposals which involve the loss of significant trees and would thereby change the visual character of the street.

Development Control Policy DC 18.1 states that the Council will give particularly careful consideration to development proposals within conservation areas and in paragraph (a) that it will seek to preserve and enhance the character of its designated areas by considering the effect of major changes to the appearance of buildings and the desirability to retain existing features such as boundary walls and landscaping.

Regional Spatial Strategy for the North West - Formerly RPG13, this provides planning guidance for the North West region. Since 2004, the RSS has formed part of the development plans, as such the weight to be attached to its policies has increased. It contains policies that address core principles of development including the following:

\* Policy ER1 states that local planning authorities in their plans, policies and proposals should promote positive management of the Region's natural, built and historic environment and protect it from development likely to cause harm.

\* Policy ER3 states that local planning authorities in their plans, policies and proposals will identify, protect, conserve and where appropriate, enhance the

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built heritage of the Region, including those features and sites (and their settings) of historic significance to the North West such as listed buildings and conservation areas.

\* Policy DP3 states that new development must demonstrate good design quality and respect for its setting.

The North West Plan, draft Regional Spatial Strategy (RSS) - Publicised in January 2006, this draft RSS document provides a framework for the physical development of the region over the next 15 to 20 years. Policy EM1 states that plans, strategies, proposals and schemes should identify, protect, maintain and where possible, enhance natural, man-made and historic features that contribute to the character and culture of landscapes, places and local distinctiveness within the North West.

Planning Policy Guidance Note 15, "Planning and the Historic Environment" - The guidance notes states in paragraph 4.14 that "...special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. "

Paragraph 4.17 states that "many conservation areas include gap sites, or buildings that make no positive contribution to, or indeed detract from, the character or appearance of the area; their replacement should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own."

Furthermore, it states in paragraph 4.19 "The Courts have recently confirmed that planning decisions in respect of development proposed to be carried out in a conservation area must give a high priority to the objective of preserving or enhancing the character or appearance of the area. If any proposed development would conflict with that objective, there will be a strong presumption against the grant of planning permission,..."

In addition, in paragraph 4.20 it states that "there is no requirement in the legislation that conservation areas should be protected from all development which does not enhance or positively preserve", continuing with "the objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves character and appearance unharmed."

Planning (Listed Buildings and Conservation Areas) Act 1990 - Section 72 states that in respect of buildings in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Principle of the Proposal - Given the residential nature of the area, the principle of erecting dwellings on this site is considered acceptable. Notwithstanding this, consideration must be given to the loss of the site's tree coverage and the proposal's impact upon the character of the Albert Park Conservation Area, i.e. whether the proposal preserves or enhances the conservation area.

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Access for Disabled People - Accessible bathroom and w.c. facilities have been provided at ground, first and second floor levels, and the applicants have revised the proposal in order to allow for the installation of a stairlift should the need arise in the future. Overall the disabled access provision is therefore very good.

Impact upon the Character of the Albert Park Conservation Area - This site lies adjacent to the northern boundary of the Albert Park Conservation Area, in a part of it which comprises of a mix of buildings styles, from the traditional terraced dwellings of nos. 2 to 12 Claremont Avenue to the modern apartment blocks of Lapwing Court, Brankgate and Jack Edwards Court. Given this, there is no objection in principle to any development on this site taking a modern form, so long as the proposal preserves or enhances the character of the Albert Park Conservation Area.

In this instance, it is believed that the design of the dwellings, while unique within the conservation area, is of a quality that will both preserve and enhance it's character. The design of the proposed dwellings is referred to below.

Design - The design of the dwellings is contemporary in nature. They are Modernist in appearance, though the principles behind the design have been informed by a typical Victorian Villa, i.e. a 3 storey property of masonry construction with large, slightly recessed windows. It utilises a mix of traditional and contemporary materials (brickwork, blockwork, timber and zinc cladding) over three floors and is topped off with a shallow mono pitched roof. The second floor is set back from the front elevation in order to allow for the provision of a south facing external terraced area.

An off-street parking space would be provided to the side of each dwelling, while the remainder of the site would be used as private amenity space for each respective dwelling. At the suggestion of the Landscape Practice Group, the applicants have amended the front boundary treatment so that it now consists of a 1 metre (3.3 feet) high wall topped with 0.8 metre (2.6 feet) high railings, rather than the 1.5 metre (5 feet) high solid wall originally proposed.

Overall, the quality of the design of the proposal is welcomed.

Siting - While not as close to the back of pavement as nos. 2 to 12 Claremont Avenue opposite the site, the proposed dwellings have been sited in such a fashion as to respect this character.

Massing - Though the proposed dwellings would be 3 storeys high, given that they would effectively have a flat roof, they are comparable to the existing dwellings opposite. Given this, and the fact that the upper storey is recessed in order to reduce the dominance of the properties on the street-scene, it is considered that the massing of the proposal is considered acceptable.

Residential Amenity - It is not believed that the proposal will have a detrimental impact upon the current levels of residential amenity enjoyed within the vicinity of the site.

Trees - It is regrettable that the landowners did not notify the Council of their intention to fell trees within the conservation area, though from the consultation responses received from both the Landscape Practice Group and Environment

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and Operations Technical Services it does seem likely that no objections to the felling would have been raised.

Notwithstanding this, it is felt appropriate in this instance to require replacements specimens to be planted, either on the site or within the streetscene itself. Given the contemporary design of both the dwellings and their landscaped surroundings, the applicants are only proposing to plant 3 specimen trees on the site. However, to compensate for the imbalance between the number of trees lost and those proposed to be planted on site, the applicants have agreed to enter into a legal agreement to provide a sum of money for the planting of street trees in the locality. Consultations with Environment and Operations Technical Services indicate that the sum suggested by the applicants would enable 30 trees to be planted. In total, 33 trees would be planted as compensation for the loss of those trees on site, this is a net gain of 1 tree in overall terms.

Landscaping - A detailed landscaping plan has not been submitted with the application. However, the applicants have indicated in a landscape masterplan drawing that the landscaping for each dwelling would be contemporary in nature and consist of ornamental shrub planting in raised planter beds, timber decking, natural crushed stone, stone setts and specimen tree and shrub planting. Overall this approach is considered acceptable.

A condition requiring the submission of a detailed landscaping scheme is suggested in this instance.

Car Parking - The proposed car parking provision, i.e. one space per dwelling, is considered acceptable given the site's location close to main public transport routes.

Pedestrian and Highway Safety - It is not considered that the proposal will have a detrimental impact upon the current levels of pedestrian and highway safety enjoyed along with small cul-de-sac.

Eco Homes - The applicants have submitted an EcoHomes pre-assessment estimator indicating that the development will obtain a post-construction rating of excellent under the EcoHomes 2006 environmental rating for homes assessment.

Crime and Disorder - Given the previous condition of the site, i.e. over grown and neglected, it had become a focal point for anti-social activity. This is evident in the amount of graffiti that is now visible on the boundary fence with Lapwing Court and the amount of litter that had previously accumulated there. It is anticipated that the development of the site will prevent a re-occurrence of this anti-social activity.

Regarding the proposal itself, the applicants will be required by condition to seek Secured by Design accreditation.

**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.

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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)/objectors/residents 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 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 MINDED TO APPROVE**

(subject to the signing of a legal agreement in respect of the planting of street trees) on the basis that the proposal would preserve and enhance the character of the Albert Park Conservation Area and it is in accordance with the Unitary Development Plan for the City of Manchester, in particular policies H2.2 and DC18 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) The development hereby approved shall be carried out in accordance with the drawings numbered 0430.L.001, 020 rev E, 021 rev F, 022 rev D and 023 rev A; the Hulley and Kirkwood Sustainability Statement; the TEP arboricultural assessment; and the supporting statement by Planit EDC Ltd and Reid Architects stamped as received on 28th July 2006, unless otherwise agreed in writing by the City Council as Local Planning Authority.

#### Reason

To ensure that the development is carried out in accordance with the approved plans, pursuant to Policies H2.2 and DC18 in the Unitary Development Plan for the City of Manchester.

3) Construction of the development hereby approved by this permission shall not take place until samples and specifications of the 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.

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### 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 H2.2 and DC18 in the Unitary Development Plan for the City of Manchester.

4) All trees within the site and/or trees whose root structure may extend within the site, which are to be retained as shown on the approved plan ref. 0430.L.020 rev D , shall be fenced off and a Root Protection System established, in accordance with a British Standard BS 5837:2005 scheme to be approved by the City Council as local planning authority, 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 avoid damage to trees adjacent to and within the site which are of important amenity value to the area, pursuant to Policies E2.6 and DC18 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the details shown on the approved plans detailed in condition no. 2, a landscaping scheme, including the details of any hardsurfacing and walls/fencing, shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of the development. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. Any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted 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, pursuant to Policies E2.6 and DC18 of the Unitary Development Plan for the City of Manchester.

6) The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the dwellings hereby approved being occupied. The car parking facilities shall then be available at all times whilst the site is occupied.

### Reason

To ensure that there is adequate car parking for the development proposed, pursuant to Policy H2.2 in the Unitary Development Plan for the City of Manchester.

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7) Before the development hereby approved commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

### Reason

In the interests of amenity and public health, pursuant to policy H2.2 of the adopted UDP.

8) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'excellent'. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the dwellings hereby approved are first occupied.

### Reason

In order to minimise the environmental impact of the development pursuant to policies E1.3, E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, policies ER13 and DP3 of Regional Planning Guidance for the North West (RPG13) and the principles contained within The Guide to Development in Manchester 2 (June 2005) and Planning Policy Statement 1.

9) The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to achieve the 'Secure by Design' accreditation awarded by the Greater Manchester Police. Written confirmation of those measures are to be provided to the City Council, as the Local Planning Authority.

### Reason

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well-being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in PPS1 "Delivering Sustainable Development".

10) All vehicles entering and leaving the site during the construction period are to pass through a wheel wash. Details of the wheel wash shall be submitted to and approved in writing by the City Council as local planning authority prior to the development commencing.

### Reason

To ensure that the proposed development does not cause unacceptable amounts of dust in the vicinity and to ensure that local roads are kept clear of mud.

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The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 080259/FO/2006/S2 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 all held by the Planning Division.

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

2 Claremont Avenue Barlow Moor Manchester M20 1JN  
4 Claremont Avenue Barlow Moor Manchester M20 1JN  
6 Claremont Avenue Barlow Moor Manchester M20 1JN  
8 Claremont Avenue Barlow Moor Manchester M20 1JN  
10 Claremont Avenue Barlow Moor Manchester M20 1JN  
12 Claremont Avenue Barlow Moor Manchester M20 1JN  
Waterloo Court Flat 5 Lapwing Lane Barlow Moor Manchester M20 2NT  
33 Lapwing Lane Barlow Moor Manchester M20 2NT  
35 Lapwing Lane Barlow Moor Manchester M20 2NT  
37 Lapwing Lane Barlow Moor Manchester M20 2NT  
39 Lapwing Lane Barlow Moor Manchester M20 2NT  
41 Lapwing Lane Barlow Moor Manchester M20 2NT  
43 Lapwing Lane Barlow Moor Manchester M20 2NT  
Jack Edwards Court Flat 15 5 Lapwing Lane Barlow Moor Manchester M20 2NT  
Lapwing Court Flat 1 Lapwing Lane Barlow Moor Manchester M20 2WT  
Lapwing Court Flat 10 Lapwing Lane Barlow Moor Manchester M20 2WT  
Lapwing Court Flat 11 Lapwing Lane Barlow Moor Manchester M20 2WT  
Lapwing Court Flat 12 Lapwing Lane Barlow Moor Manchester M20 2WT  
Lapwing Court Flat 13 Lapwing Lane Barlow Moor Manchester M20 2WT  
Lapwing Court Flat 14 Lapwing Lane Barlow Moor Manchester M20 2WT  
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Lapwing Court Flat 8 Lapwing Lane Barlow Moor Manchester M20 2WT  
Lapwing Court Flat 9 Lapwing Lane Barlow Moor Manchester M20 2WT  
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12 Moordale Street Barlow Moor Manchester M20 2JR

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14 Moordale Street Barlow Moor Manchester M20 2JR  
16 Moordale Street Barlow Moor Manchester M20 2JR  
18 Moordale Street Barlow Moor Manchester M20 2JR  
Flat 1 3 Pandora Street Barlow Moor Manchester M20 2JS  
Flat 2 3 Pandora Street Barlow Moor Manchester M20 2JS  
Flat 3 3 Pandora Street Barlow Moor Manchester M20 2JS  
Flat 4 3 Pandora Street Barlow Moor Manchester M20 2JS  
Flat 5 3 Pandora Street Barlow Moor Manchester M20 2JS  
Flat 6 3 Pandora Street Barlow Moor Manchester M20 2JS  
Jack Edwards Court Flat 1 5 Lapwing Lane Barlow Moor Manchester M20 2NT  
Jack Edwards Court Flat 2 5 Lapwing Lane Barlow Moor Manchester M20 2NT  
Jack Edwards Court Flat 3 5 Lapwing Lane Barlow Moor Manchester M20 2NT  
Jack Edwards Court Flat 4 5 Lapwing Lane Barlow Moor Manchester M20 2NT  
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Jack Edwards Court Flat 12 5 Lapwing Lane Barlow Moor Manchester M20 2NT  
Jack Edwards Court Flat 26 5 Lapwing Lane Barlow Moor Manchester M20 2NT  
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Jack Edwards Court Flat 25 5 Lapwing Lane Barlow Moor Manchester M20 2NT  
Waterloo Court Flat 1 Lapwing Lane Barlow Moor Manchester M20 2NT  
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Waterloo Court Flat 9 Lapwing Lane Barlow Moor Manchester M20 2NT  
Waterloo Court Flat 10 Lapwing Lane Barlow Moor Manchester M20 2NT  
Waterloo Court Flat 11 Lapwing Lane Barlow Moor Manchester M20 2NT  
Waterloo Court Flat 12 Lapwing Lane Barlow Moor Manchester M20 2NT

### Representations were received from the following third parties:

D. R. Evans Flat 4 3 Pandora Street Barlow Moor

**Relevant Contact Officer:** : David Lawless  
**Telephone No.** : (0161) 234 4543  
**Email** : d.lawless@manchester.gov.uk