

List No. 8

Old Moat Ward	Application Number	Date of Appln	Committee Date
	081647/FO/2006/S1	21st Dec 2006	26th Jul 2007

Proposal Erection of a three storey building and a two storey building with link corridor to form 8 self-contained flats with support accommodation following demolition of existing building with associated car parking

Location 90/92 Burton Road, Withington, Manchester, M20 1HY,

Applicant English Churches Housing Group 170 Plymouth Grove, Manchester, M13 0AF

Agent Triangle Architects Raven House, 113 Fairfield Street, Manchester, M2 6EL

Description

This application relates to an 'L' shaped site of approximately 0.13 hectares at the junction of Burton Road and Abberton Road. The site is currently occupied by a three storey double fronted detached house used as homeless families accommodation by the City Council. There is a large garden to the rear part of which is an equipped play area. The grounds contain eight trees, two at the corner of Burton Road and Abberton Road and the others in the rear garden. There is no off street parking provision.

This application, which has been the subject of considerable amendment during its life, seeks approval for a replacement facility along the lines of that recently constructed on Willow Bank in Fallowfield. Currently the unit accommodates up to 14 families each of whom have a single room and shared facilities. In addition there are rooms for use by the staff. The proposed development would house up to eight families each in a self contained flat as well improving facilities for staff.

It is proposed to replace the existing building with two buildings linked by a glazed passage with a green roof. The larger, three storey building would be located on Burton Road. It would be a contemporary interpretation of the architecture found in the area, and would employ a traditional pallet of materials. The second building, would be located adjacent to 1 Abberton Road. It would be part two storey part single storey, again the styling would be contemporary. The development would require the felling of four of the trees on the site. A total of six replacement trees would be provided, 5 street trees on Abberton Road and one within the curtilage of the site. Three parking spaces would be provided between the two buildings with access from Abberton Road. The existing play area would be retained. The accommodation provides two, one bedroom flats, four, two bedroom, one three bedroom and one four bedroom flats. Each flat is fully self contained.

Consultations

Local residents - Three letters, together with a petition containing 57 names .

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have been received from local residents objecting to the proposed development as originally submitted on the following grounds:-

1. A four storey building is too high.
2. The development replaces a quality Edwardian town house with a flat roofed box of no architectural merit what so ever.
3. The massing and scale are all wrong for the location, the surrounding houses are Edwardian to 1930's style two storey semis./ terraces.
4. The area is predominantly residential and the design would conflict with that.
5. The development would result in the loss of garden for the new building extending beyond the current footprint plus car parking.
6. It would be more sustainable to retain the existing building especially as it is a quality building.
7. If it is not possible to retain the building the Council should consider selling it and buying a site elsewhere.
8. The application is being progressed with far to much haste for a key site
9. This villa is a prominent feature of the urban street scene on Burton road and provides an important link to the Albert Park Conservation Area. The proportions and gables in this villa are strongly echoed by the Metropolitan pub nearby. It is a fine building with unusual ornamental brickwork, colonnades around the windows and pleasing arched doorways. The turret on the Abberton Road elevation adds further character and distinction to the villa. Though imposing the villa harmonises well with the surrounding Victorian, Edwardian and 1930's homes and creates a cohesive street scene. It is only spoilt by modern pipe work and the access ramp. which are later additions. Oak House is not in a conservation area but its demolition will have a detrimental affect on the amenity and visual link to the conservation area.
10. Oak Lodge is an important part of our built heritage, its demolition will set a dangerous precedent for the other Victorian buildings nearby and erode the character and local identity of the street scene.
11. Concern is expressed over the proposed works to the trees on the site.
12. Residents feel threatened when passing the property.
13. There will be an increase in traffic, and on-street parking in the area if the development goes ahead.

Withington Civic Society - Have inspected the application and made the following comments.

1. They are pleased to see plans for improvements in the accommodation of homeless families.
2. However, the existing building is a fine example of a Victorian Villa and is worth retaining if at all possible. Would it be possible to retain the fascade.

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3. The scale and mass of the building is overdominant and too large, at four storeys it is too high and should be reduced to three.
4. The design of the proposed building is poor.

Ward Members - Councillor Jeff Smith has expressed concern over the scale, mass and appearance of the proposed building.

John Leech MP - Has made the following comments in respect of the application:-

1. The existing building is worthy of retention and the Council is demonstrating a lack of commitment to retain buildings of merit by allowing its demolition.
2. The proposed new building, while providing appropriate accommodation is not a design of the highest quality as stipulated by the planning department.
3. there are 28 trees on the site, 24 of which appear to be being removed and only one replacement provided. Surely this is not acceptable.

Greater Manchester Police Architectural Liaison Unit - Can see no problems with the proposed development.

Environment and Operations - Of the eight trees on the site, four are in fair condition, three in poor condition and one has been ring barked and requires removal. In addition there is a group of Cypress which is unsuitable for the site and should be removed. Two trees on adjoining site would benefit from crown lifting.

Special Needs and Supported Housing Officers Working Party - support the proposed re-provision.

Following the submission of revised plans local residents, the Withington Civic society and the West Didsbury Residents Association have been re-notified and any representations will be reported.

Issues

Unitary Development Plan - The relevant policies are policy H2.2 which seeks to protect residential accommodation from the adverse impact of developments, H2.7 which required new development to be of a high standard, policy DC7 which requires new housing to be accessible and also seeks to retain non-listed large houses in extensive grounds from redevelopment, Policy H1.5 and DC2a1 seeks to create sustainable communities and avoid an over concentration of special needs housing within a particular areas. Policy E1.5 and E1.6 encourage the use of energy conservation methods in construction and the use of materials from sustainable sources. Policy E3.5 looks to improve the safety of the environment for all people living or working in the city.

Regional Planning Guidance - Policy DP1 advises that economy in the use of land and buildings is required. New development should be located so as to make the most efficient use of land, promote appropriate mixes of uses within a

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site and its wider neighbourhood, make efficient use of transport facilities and assist people to meet their needs locally. It is therefore considered that the proposal generally complies with this policy.

Policy DP3 states that new development must demonstrate good design quality and respect for its setting, including the integration of new development with surrounding land use, taking into account the setting, quality, distinctiveness and heritage of the environment and the use of sympathetic materials, more eco-friendly and adaptable buildings and community safety and "designing out crime".

Principle - Oak Lodge is not fit for its current use as a homeless families unit, in that families have to live in a single room and share facilities with other families. This puts increased pressure on the family unit at what is already a stressful time. In addition the facilities for the staff who provide assistance to these families are inadequate. The provision of a purpose built replace is therefore considered a priority. That the site is within a residential area, with good access to both local facilities and public transport makes this a good location at which to retain this facility. Whilst there are issues with this scheme, these are discussed in the following sections, the broad principle of the proposed development is considered acceptable.

Crime and Disorder - Greater Manchester Police are satisfied that there are no fundamental issues with the proposed site layout and that secured by design accreditation can be achieved.

Disabled Access - The scheme is fully compliant with design for access 2

Special Needs Housing - The proposed development is a direct replacement for an existing facility. It will however, result in a net reduction in the amount of special needs and supported housing in the ward, whilst significantly improving the standard of what is available.

Retention of existing building - The existing building is not suitable for the use to which it is being put. It has over the years been subject to a great deal of alteration, not all of it sympathetic. The building itself is neither Listed as being of Architectural or Historic Interest nor is it in a conservation area, it therefore has no statutory protection. Policy DC7A1 seeks to retain large buildings in extensive grounds, however, it is not considered that this policy is applicable to 90/92 Burton Road as it is not set in extensive grounds and whilst it has some fine architectural detailing is certainly not the best example of this type of property to be found in the area. The loss of the building is not considered significant provided the architectural quality of the proposed replacement is good enough.

Site layout - The 'L' shaped plot gives the impression that there could have been a second property on the site fronting Abbberton Road. By adopting the two buildings approach the architect is able to use this to provide additional accommodation on the site in a way that reflects the historic pattern of development founding the area, and avoid the need for an overlarge building. The site layout makes the best use of the site and is appropriate to the area.

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Scale and Mass - The main building at the junction of Abberton Road and Burton road has been designed to reflect the scale and massing of the existing property and this as appropriate to a prominent location. The secondary building reflects the reduced size of the dwelling found on Abberton Road. The two blocks are considered to be entirely appropriate to their location in terms of scale and mass.

Design - The design of the proposed buildings is taken from the existing buildings found in the area, and incorporated gables and bays, which are common features. Similarly the pallet of material is very traditional including brick and slate. The combination of elevational treatment and materials has resulted in a contemporary building that will blend in well to its surroundings.

Sustainability- - the site is in a sustainable location with good access to the local shopping centre on Burton Road. It is also well served by public transport with links to the larger Withington District Shopping Centre and the City Centre beyond. The development has been registered with the Building Research Establishment and the pre assessment indicates that the development would achieve a rating of very good. The proposed link would have a green roof and the applicant is indicated a number of other measures including materials and construction specified with reference to 'The Green Guide to Housing Specification' published by the BRE, water saving devices used internally (ie low flush wc's, spray taps and low pressure / volume showers), low energy lighting and lighting controls used internally and externally and efficient low NOx heating system.

Comparison with the scheme as submitted - As submitted the applicant were seeking permission for a single four storey building to house 9 homeless families. To fit the amount of accommodation wanted on site resulted in an overlarge building that was extremely boxlike in its appearance. The scheme has been the subject of extensive discussions and in order to reach the current position it has been necessary to reduce the amount of accommodation not only in terms of the number of flats but also the numbers of bedrooms.

Trees - The proposed development retains the three trees identified as being in fair condition in the arboreculturalists report. All the trees to be lost are either in poor condition or unsuitable for the site. It is proposed to provide 5 street trees to the Abberton Road frontage and one tree at the rear of the site. This is in line with the principles of the City Council's tree strategy.

Residential amenity - The scheme has been designed so as to avoid direct overlooking of the adjoining properties, also there will be a reduction in the amount of accommodation on the site resulting in its less intensive use. The reductions in the scheme in terms of its scale and mass will ensure that there is no overshadowing, nor will the building have an overbearing impact. The proposed development will not have a detrimental affect on the amenity of the adjoining properties.

Car parking - The existing provision has no off-street parking. The proposal introduces three off-street parking space with access from Abberton Road. In addition the property has a long frontage to Abberton Road available for on-street parking as well as a shorter frontage to Burton Road. Given that the families using the facility are unlikely to have cars the proposed car parking facilities are considered acceptable.

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Refuse storage - Will be provided in a designated area at the side of the property with access to Burton Road.

Cycle provision - Provision is made for 5 cycle racks at the side of the property behind a security gate.

Conclusion - The Head of Planning believed that the scheme as it now stands is not only significantly better than that originally applied for, but that it will make a significant contribution to the visual amenity and character of the area.

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)/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 APPROVE

on the basis that the proposal is in accord with the City Council's Unitary Development Plan in particular policies H2.2, H2.7, DC7, H1.5, E1.5, E3.5, DC2A.1 and the Guide to development in Manchester 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 following drawings and documents 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 policy H2.2, H2.7, DC7, H1.5, E1.5, E3.5, DC2A.1

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and the Guide to development in Manchester of the Manchester Unitary Development Plan.

3) 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 H2.7 and the Guide to Development in Manchester of the Unitary Development Plan for the City of Manchester.

4) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good' or 'excellent' and at least three star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. 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 buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies 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 SPD and Planning Policy Statement 1.

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

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies H2.2 and T2.6 of the Unitary Development Plan for the City of Manchester.

6) No development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agree 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

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the area, in accordance with policy H2.2 and H2.7 of the Unitary Development Plan for the City of Manchester.

7) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is first occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with Policies H2.2, E3.3 and E3.5 of the Unitary Development Plan for the City of Manchester.

8) No development shall commence until a scheme for the storage (including segregated waste recycling) 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 - To ensure that there is satisfactory provision for the storage of refuse pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester

9) The development shall not be occupied unless accreditation, confirming achievement of the Secured by Design standards in respect of the development has been issued by Greater Manchester Police, unless otherwise agreed in writing by City Council as local planning authority.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".

10) 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

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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.

11) Before the development commences, studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:

a) Identify, before the development commences, the potential impact area in which television reception is likely to be adversely affected by the development. The study shall be carried out either by the Office of Communications (OFCOM), or by a body approved by the ITC and shall include an assessment of when in the construction process an impact on television reception might occur.

b) Measure the existing television signal reception within the potential impact area identified in (a) above before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Independent Television Commission, and shall include an assessment of the survey results obtained.

(c) Assess the impact of the development on television signal reception within the potential impact area identified in above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (b) above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception, as advised in Planning Policy Guidance Note 8: Telecommunications.

12) The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

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13) The street trees shown on drawing number shall be planted at the applicants expense within 12 months of the first occupation of the development hereby approved any trees becoming dead dying or diseased within five years of planting shall be replaced with a tree of the same species and specification, unless otherwise agreed in writing with the City Council as Local Planning Authority.

Reason

to secure the satisfactory development of the site pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

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: 081647/FO/2006/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 all held by the Planning Division.

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

Director Of Housing
Special Needs & Supported Housing
Environment & Operations (Trees)
John Leech MP
Greater Manchester Police
West Didsbury Residents Association
Withington Civic Society
Director Of Housing
Environment & Operations (Trees)
Greater Manchester Police
Special Needs & Supported Housing
John Leech MP
10 Abberton Road, Manchester, M20 1HU
12 Abberton Road, Manchester, M20 1HU
2 Abberton Road, Manchester, M20 1HU
4 Abberton Road, Manchester, M20 1HU
6 Abberton Road, Manchester, M20 1HU
8 Abberton Road, Manchester, M20 1HU
102 Burton Road, Manchester, M20 1HY
104 Burton Road, Manchester, M20 1HY
101 Burton Road, Manchester, M20 1HZ
103 Burton Road, Manchester, M20 1HZ
105 Burton Road, Manchester, M20 1HZ
107 Burton Road, Manchester, M20 1HZ
109 Burton Road, Manchester, M20 1HZ
111 Burton Road, Manchester, M20 1HZ
113 Burton Road, Manchester, M20 1HZ
115 Burton Road, Manchester, M20 1HZ

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117 Burton Road, Manchester, M20 1HZ
121 Burton Road, Manchester, M20 1HZ
97 Burton Road, Manchester, M20 1HZ
99 Burton Road, Manchester, M20 1HZ
Flat 1, 94 Burton Road, Manchester, M20 1HY
Flat 1, 98 Burton Road, Manchester, M20 1HY
Flat 2, 94 Burton Road, Manchester, M20 1HY
Flat 2, 98 Burton Road, Manchester, M20 1HY
Flat 3, 94 Burton Road, Manchester, M20 1HY
Flat 3, 98 Burton Road, Manchester, M20 1HY
Flat 4, 94 Burton Road, Manchester, M20 1HY
Flat 4, 98 Burton Road, Manchester, M20 1HY
100A Burton Road, Manchester, M20 1HY
92 Burton Road, Manchester, M20 1HY
Flat 1, 96 Burton Road, Manchester, M20 1HY
Flat 2, 96 Burton Road, Manchester, M20 1HY
Flat 3, 96 Burton Road, Manchester, M20 1HY
Flat 4, 96 Burton Road, Manchester, M20 1HY
Flat 5, 96 Burton Road, Manchester, M20 1HY
Flat 6, 96 Burton Road, Manchester, M20 1HY
Flat 1, 100 Burton Road, Manchester, M20 1HY
Flat 2, 100 Burton Road, Manchester, M20 1HY
Flat 3, 100 Burton Road, Manchester, M20 1HY
Flat 4, 100 Burton Road, Manchester, M20 1HY
Flat 5, 100 Burton Road, Manchester, M20 1HY
Flat 6, 100 Burton Road, Manchester, M20 1HY
86 Burton Road, Manchester, M20 1HN
88 Burton Road, Manchester, M20 1HN
1 Abberton Road, Manchester, M20 1HQ
3 Abberton Road, Manchester, M20 1HQ
5 Abberton Road, Manchester, M20 1HQ
7 Abberton Road, Manchester, M20 1HQ
2 Langford Road, Manchester, M20 1QA
4 Langford Road, Manchester, M20 1QA
6 Langford Road, Manchester, M20 1QA
8 Langford Road, Manchester, M20 1QA
10 Langford Road, Manchester, M20 1QA
12 Langford Road, Manchester, M20 1QA
119 Burton Road, Manchester, M20 1HZ
90 Burton Road, Manchester, M20 1HY
Flat 1, 113 Burton Road, Manchester, M20 1HZ
Flat 2, 113 Burton Road, Manchester, M20 1HZ
Flat, 106 Burton Road, Manchester, M20 1HY
Ground Floor, 102 Burton Road, Manchester, M20 1HY
Flat A, 100 Burton Road, Manchester, M20 1HY
Flat B, 100 Burton Road, Manchester, M20 1HY
Flat 5, 98 Burton Road, Manchester, M20 1HY
Flat 6, 94 Burton Road, Manchester, M20 1HY
Flat 7, 94 Burton Road, Manchester, M20 1HY
Flat 1, 8 Langford Road, Manchester, M20 1QA
Flat 5, 8 Langford Road, Manchester, M20 1QA
Flat 6, 8 Langford Road, Manchester, M20 1QA
Flat 7, 8 Langford Road, Manchester, M20 1QA
Flat 8, 8 Langford Road, Manchester, M20 1QA

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6A Langford Road, Manchester, M20 1QA
Flat 5, 94 Burton Road, Manchester, M20 8HY
Flat 8, 94 Burton Road, Manchester, M20 8HY
Flat 9, 94 Burton Road, Manchester, M20 8HY
Ground Floor Flat, 102 Burton Road, Manchester, M20 8HY
Top Flat, 102 Burton Road, Manchester, M20 8HY
Flat 2, 8 Langford Road, Manchester, M20 8JQ
Flat 3, 8 Langford Road, Manchester, M20 8JQ
Flat 4, 8 Langford Road, Manchester, M20 8JQ
94 Burton Road, Manchester, M20 1HY
96 Burton Road, Manchester, M20 1HY
98 Burton Road, Manchester, M20 1HY
100 Burton Road, Manchester, M20 1HY
106 Burton Road, Manchester, M20 1HY
58A Goulden Road, Manchester, M20 9YF
Room 1, 1 Goulden Road, Manchester, M20 9ZE
Flat 1a, 18 Goulden Road, Manchester, M20 9ZF

Representations were received from the following third parties:

Alison Hunt, 7 Stratford Avenue, West Didsbury, Manchester, M20 2LH
Headington, 12 Sandhurst Avenue, Off Abberton Road
Martin Tonks, 29 Sandhurst Avenue, Withington, MANCHESTER

Relevant Contact Officer: : Dave Morris
Telephone No. : (0161) 234 4539
Email : d.morris@manchester.gov.uk