

## List No. 16

<b>Chorlton Ward</b>	<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>
	081920/FO/2007/S1	6th Mar 2007	31st May 2007

**Proposal** Change of use from existing offices (Class B1) to bar (Class A4), with single storey rear extension, first floor residential accommodation (Class A3) and external seating area to Manchester Road

**Location** 50/54 Manchester Road, Chorlton, Manchester, M21 9PH,

**Applicant** Barracuda Group C/o Agent

**Agent** D2 Planning Limited The Annex, 2 Oakhurst Road, Stoke Bishop, Bristol, B59 3TQ

### Description

This application relates to a 1960's style two storey office building on the east side of Manchester Road. The building is set behind a deep forecourt comprising a low wall at the back of footpath, four trees and two areas of grass. At the rear of the property is a car park serving the application property. The site is within Chorlton District Shopping Centre. Adjoining to the north are further offices dating from the same period. To the south are former dwelling houses now used as offices, whilst to the rear is the former telephone exchange on Kepple Road, now used as offices and a pair of semi detached houses. Facing the site across Manchester Road is Chorlton Library

It is proposed to convert the ground floor and part of the first floor of the property into a bar within Class A4 of the Use Classes Order. The ground floor would accommodate the servery, seating area, disabled toilet, and beer store. The first floor would house the toilets, kitchen and managers flat. At the rear of the property occupying part of the car park would be a single storey, flat roofed extension. At the front of the property would be a sitting out area. The grassed areas would be reduced in size and the low boundary wall converted into a raised planter. The existing trees would be retained. In addition three jumbo umbrellas would be provided. The proposed opening hours are 10.00am to 12.30am Sunday to Wednesday and 10.00am to 1.30am Thursday to Saturday. Deliveries would involve 3 to 5 vehicles per week and would be from Manchester Road. An enclosed refuse /recycling area is proposed at the side of the property, also accessed from Manchester Road. The property subject to this application has access to 23 spaces within the larger car park, as a result of the proposed extension this would be reduced to 8 spaces.

### Consultations

Local residents/businesses - Two letters have been received from local residents objecting to the proposed development for the following reasons:-

1. The proposed use as a night club (objectors description) would have a negative impact on the value of the nearby residential properties.
2. The proposed use would have a detrimental affect on the amenity of nearby residents due to the late opening of the property.

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3. The objector questions the credentials of the company that produced the acoustic report.
4. Regardless of soundproofing the use will generate noise, which will disturb local residents.
5. One property has an elderly relative who sleeps at the back of the house and already suffers from poor sleep patterns and this will be further disrupted. Similarly other properties have children who sleep in rooms at the rear of the property and who go to bed early they too will suffer disturbance.
6. There is no parking for use by staff or patrons who will have to park in the surrounding streets, particularly Kepple Road to the annoyance and disturbance of relatives.
7. The proposed use would spoil residents enjoyment of their garden, which back onto the site.
8. There are already numerous bars in Chorlton and no more are needed.
9. The amenity of residents of Kepple Road will be spoiled by the noise of people walking to the bar.

Ward members- Councillors Sheila Newman and Val Stevens have requested that the application be considered by Committee. It is felt that this is not an appropriate location for a bar as it is close to residential accommodation on Manchester Road and Kepple Road.

Greater Manchester Police - No objection in principle. Have suggested that external furniture is fastened down and made comments relating to the specification of glass and locks.

Environmental Health - no objection in principle to the proposed development, and would require conditions relating to noise insulation, restricting delivery/collection times, hours of opening, fume extraction and refuse storage be attached to any approval.

Licensing - No application has been made to licensing at this time. The applicants are awaiting the outcome of the planning application before applying. Licensing have advised that the nearest licensed premises are the Marble Beer House at 57 Manchester Road. The permitted hours there are Monday to Wednesday 10.00am to 11.30pm and Thursday to Sunday 10.00am to 12.30am.

## **Issues**

Unitary Development Plan - The relevant policies are H2.2 which seeks to protect residential accommodation from the adverse impact of development, policy DC10 which sets out the criteria to be considered in determining planning applications for food and drink uses. Policy Dc26 looks to protect residents from the adverse affects of noise arising from new developments. Policy L1.9 seeks to encourage the provision of more street cafes within the City Centre and District Centres.

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Regional Planning Guidance - Policy DP1 encourages the effective use of existing buildings including the re-use or conversion of vacant buildings. Policy EC8 seeks to encourage new retail, leisure and/or mixed use developments within existing defined town centres.

Principle - Policy DC10 of the Unitary Development Plan established the principle of locating food and drink uses within, amongst others, District shopping centres. Chorlton is a large district centre containing a wide range of uses and the principle of a bar within class A5 is therefore considered acceptable.

Disabled access - The proposed development is provided with a ramped access and a disabled toilet on the ground floor. The public bar would therefore be fully accessible. The first floor managers flat would not be accessible.

Crime and Disorder - The extent of the external seating area is clearly defined so as to prevent the spillage of patrons into the surrounding areas.

Residential amenity - there are two houses on Kepple Road whose rear gardens adjoin the application site. Currently the lands is used for car parking. The proposed extension would come to within 4 metres of the rear gardens and the intervening area landscaped. The proposed development would reduce the level of activity, over that currently experienced, at the rear of the houses and the visual impact of the extension, whilst not great in itself, would be softened by landscaping.

Noise - The only opening to the bar at the rear would an emergency exit the use of which could be controlled by condition. The development is designed to minimise the breakout of sound from the rear of the property. The Head of Environmental Health has not highlighted any potential loss of amenity due to noise from the proposed development. It is proposed to incorporate the conditions requested should permission be granted.

Car parking - The land at the rear of the property provides parking for the existing use as offices. A bar use within a district shopping centre it would not normally be expected to provided any parking. The current scheme provides 8 spaces for use by staff.

Extensions - The proposed extension is single storey with a flat roof reflecting the style of the existing building. That part of the building closest to the houses on Kepple Road will be used for storage and ancillary uses such as an office and staff toilet. The design of the extension is considered appropriate to this location and any impact will be mitigated by the proposed landscaping.

Outdoor Seating Area - The outside seating area would be located at the front of the building on what is currently a grassed forecourt, part of which would be taken up and paved. The existing low wall to Manchester Road would be retained and form part of a raised planter, behind which the existing trees would be retained. Three jumbo umbrellas would be provided on part of the forecourt. The forecourt faces Chorlton library and is not directly adjoin or overlooked by any residential properties. There will be no loss of amenity from the use of the forecourt and such a use is in line with policy L1.9 of the UDP.

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Landscaping - The landscaping can be divided into two distinct areas and will require the submission of a scheme for approval should consent be granted. The first area is the forecourt which would benefit from an enhanced landscaping scheme and make a positive contribution to the street scene along Manchester Road. The other area is between the proposed extension and the gardens of the houses on Kepple Road. The submitted drawing indicates that the scheme will include several trees. This will further enhance the amenity of those residents backing onto the proposed development.

Trees - In line with the City Council's Tree Strategy the proposed development not only retains the existing trees but will provide additional ones as part of the landscaping scheme.

Elevational alterations - It is proposed to replace the existing ground floor front elevation which has large windows, with security bars set in a brick surround and with a series of concertina style doors opening directly onto the forecourt. The proposed alterations will represent a significant improvement in the appearance of the building when viewed from Manchester Road.

Hours of operation - At this time the applicants have not applied for a license. Permission is sought to open Monday to Wednesday 10.00am to 0.30am and Thursday to Sunday 10.00am to 1.30am. The Head of Environmental Health has raised no objections to the proposed hours. The Licensing Unit have indicated that other nearest licensed premises, the Marble Beer House, which is across Manchester Road has permission to open until 11.30pm Monday to Wednesday and 0.30am Sunday to Thursday. The Head of Planning believes that given the location within a major district shopping centre and that all activity will be based at the front of the property the proposed operating hours are acceptable.

Refuse storage - The refuse store is situated at the side of the premises and would be screened from the houses to the rear by the proposed extension. Collections would take place from Manchester Road. Therefore the only potential for nuisance in terms of noise would be if refuse and more particularly glass and bottles are put out late at night or in the early hours. Should permission be granted a condition restricting putting out refuse, glasses and bottle between the hours of 9.00pm and 8.00am is proposed.

Deliveries - The proposed development would be serviced from Manchester Road and whilst this will minimise the impact of the development on residential amenity a condition is proposed restricting the hours within which servicing can take place to 7.30am to 8.00pm Monday to Saturday with no servicing on Sundays or Bank Holidays.

Fumes odours - The Head of environmental Health has indicated that the fume extraction system proposed is generally acceptable, and only requires the removal of the cowl to be acceptable. Provided the system is maintained correctly there should be no loss of amenity arising from fumes or odours.

Conclusion - The proposed development is situated within a major district shopping centre and whilst there is a limited amount of residential accommodation adjoining the rear of the site the scheme is designed so that activity takes place on the Manchester Road frontage. The Head of Planning believes that the proposed development will have a positive impact on the

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Manchester Road frontage bring activity and vibrancy to what is currently a dead facade. It is accepted that there is some scope for a loss of amenity arising from this type of development, however in this case it would be minimal at worst and can be adequately controlled through conditions.

**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, L1.9, DC10 and DC26 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) Construction of the works 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.

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 policy H2.2 of the unitary Development Plan for the City of Manchester.

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3) The development hereby approved shall be carried out in accordance with the drawings numbered 18/1.1, 1.2 rev B, 2.1 rev E, 2.2 rev A and 2956/scheme 1, stamped as received by the Local Planning Authority on 16 February 2007 and 13th April 2007, 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, Dc10 and Dc26.

4) Before development commences a scheme for the extraction of any fumes, vapours and odours from any kitchen areas within the development hereby approved shall be submitted to, and approved in writing by, the City Council as Local Planning Authority.

Reason - In the interests of the amenities of the occupiers nearby properties pursuant to policies H2.2 and DC10 for the Unitary Development Plan for the City of Manchester.

5) The premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as Local Planning Authority:-

\* Sunday to Wednesday 9:00am to 00:30pm

\* Thursday to Saturday 9:00am to 01:30am.

Reason -

To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies H2.2 and Dc10 of the adopted UDP.

6) Deliveries, servicing and collections, including waste and bottle collections shall not take place outside the following hours: 7.30 am to 8.00 pm, Monday to Saturday, no deliveries, servicing and collections, including waste and bottle collections on Sundays and Bank Holidays. All servicing shall take place from Manchester Road

Reason

To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies H2.2, DC10 and Dc26 of the Unitary Development Plan for the City of Manchester.

7) Before any use hereby approved commences, the premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Reason

To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policies H2.2, Dc10 and Dc26 of the Unitary Development Plan for the City of Manchester

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8) The consent hereby approved shall only allow use of external areas within the application site in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority, and shall not allow for the use of amplified sound or any music in these external areas at any time.

### Reason

To safeguard the amenities of the occupiers of nearby properties pursuant to policies H2.2, DC10 and Dc26 of the Unitary Development Plan for the City of Manchester.

9) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from traffic on Manchester Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise that requires consideration on near the site, including any local commercial properties. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

The noise survey data must include measurements taken during early morning rush-hour periods and night time to determine the appropriate sound insulation measures necessary. The internal noise criterion are as follows:-

-Bedrooms (night time - 11.00pm to 7.00am) 30 dB LAeq

-Individual noise events should not normally exceed 45 dB LAmax (BS 8233:1999)

-Living Rooms (Daytime 7.00am to 11.00 pm) 40 dB LAeq

### Reason

To secure a reduction in noise from traffic on Manchester Road in order to protect future residents from noise nuisance pursuant to policies H".2, DC10 and Dc26 of the Unitary Development Plan for the City of Manchester..

10) 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.

11) A landscaping scheme 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.

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### Reason

To ensure that a satisfactory landscaping scheme for the development is carried out pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

12) The rear doors marked B on drawing 318/2.1 E shall be kept closed at all times and only used in their capacity as an emergency exit.

### Reason

To protect the amenity of the occupiers of residential accommodation from the breakout of noise pursuant to policies H2.2, DC10 and Dc26

13) No refuse, glasses or glass bottles shall be disposed of in outside receptacles between the hours of 9.00pm and 8.00am.

### reason

To protect the amenity of the occupiers from noise caused by by putting out refuse, glasses or bottles late in the evening and early morning pursuant to policies H2.2, Dc10 and Dc26 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: 081920/FO/2007/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:**

Chief Executive's Landscape Practice Group  
Engineering Services  
Environmental Health  
Environment & Operations (Refuse & Sustainability)  
Licensing Unit  
Greater Manchester Police  
Steve Hobson, Crime Reduction Officer  
Flat 2, 66 Keppel Road, Manchester, M21 0BW  
Flat 2, 68 Keppel Road, Manchester, M21 0BW  
52-54 Manchester Road, Chorlton, Manchester, M21 9PH  
45 Keppel Road, Manchester, M21 0BP  
47 Keppel Road, Manchester, M21 0BP  
49 Keppel Road, Manchester, M21 0BP  
51 Keppel Road, Manchester, M21 0BP  
53 Keppel Road, Manchester, M21 0BP  
55 Keppel Road, Manchester, M21 0BP  
57 Keppel Road, Manchester, M21 0BP

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59 Keppel Road, Manchester, M21 0BP  
54 Keppel Road, Manchester, M21 0BW  
56 Keppel Road, Manchester, M21 0BW  
58 Keppel Road, Manchester, M21 0BW  
60 Keppel Road, Manchester, M21 0BW  
62 Keppel Road, Manchester, M21 0BW  
64 Keppel Road, Manchester, M21 0BW  
Flat 1, 66 Keppel Road, Manchester, M21 0BW  
Flat 1, 68 Keppel Road, Manchester, M21 0BW  
70 Keppel Road, Manchester, M21 0BW  
72 Keppel Road, Manchester, M21 0BW  
76 Keppel Road, Manchester, M21 0BW  
Flat 1, 52 Keppel Road, Manchester, M21 0BW  
Flat 2, 52 Keppel Road, Manchester, M21 0BW  
Flat 3, 52 Keppel Road, Manchester, M21 0BW  
77-79 Albany Road, Manchester, M21 0BN  
Albany Service Station, Brantingham Road, Manchester, M21 0BG  
Chorlton House, 70 Manchester Road, Chorlton, Manchester, M21 9UN  
40 Manchester Road, Chorlton, Manchester, M21 9PH  
44 Manchester Road, Chorlton, Manchester, M21 9PH  
74 Manchester Road, Chorlton, Manchester, M21 9PQ  
76 Manchester Road, Chorlton, Manchester, M21 9PQ  
78 Manchester Road, Chorlton, Manchester, M21 9PQ  
43 Manchester Road, Chorlton, Manchester, M21 9PW  
71A Manchester Road, Chorlton, Manchester, M21 9PW  
59-61 Manchester Road, Chorlton, Manchester, M21 9PW  
Flat 1, 42 Manchester Road, Chorlton, Manchester, M21 9PH  
Flat 2, 42 Manchester Road, Chorlton, Manchester, M21 9PH  
Flat 3, 42 Manchester Road, Chorlton, Manchester, M21 9PH  
Flat 4, 42 Manchester Road, Chorlton, Manchester, M21 9PH  
Flat 5, 42 Manchester Road, Chorlton, Manchester, M21 9PH  
Flat 6, 42 Manchester Road, Chorlton, Manchester, M21 9PH  
Flat 7, 42 Manchester Road, Chorlton, Manchester, M21 9PH  
Flat 8, 42 Manchester Road, Chorlton, Manchester, M21 9PH  
Flat 9, 42 Manchester Road, Chorlton, Manchester, M21 9PH  
59A Manchester Road, Chorlton, Manchester, M21 9PW  
61A Manchester Road, Chorlton, Manchester, M21 9PW  
67A Manchester Road, Chorlton, Manchester, M21 9PW  
69A Manchester Road, Chorlton, Manchester, M21 9PW  
Chorlton Cum Hardy Public Library, Manchester Road, Chorlton, Manchester,  
M21 9PN  
21A Manchester Road, Chorlton, Manchester, M21 9PN  
45 Manchester Road, Chorlton, Manchester, M21 9PW  
50 Manchester Road, Chorlton, Manchester, M21 9PH  
72 Manchester Road, Chorlton, Manchester, M21 9PQ  
67-69 Manchester Road, Chorlton, Manchester, M21 9PW  
47 Manchester Road, Chorlton, Manchester, M21 9PW  
46 Manchester Road, Chorlton, Manchester, M21 9PH  
58 Manchester Road, Chorlton, Manchester, M21 9PH  
49 Manchester Road, Chorlton, Manchester, M21 9PW  
51 Manchester Road, Chorlton, Manchester, M21 9PW  
53-55 Manchester Road, Chorlton, Manchester, M21 9PW  
57 Manchester Road, Chorlton, Manchester, M21 9PW  
71 Manchester Road, Chorlton, Manchester, M21 9PW

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84 Manchester Road, Chorlton, Manchester, M21 9PT  
Flat 1, 49 Keppel Road, Manchester, M21 0BP  
Flat 2, 49 Keppel Road, Manchester, M21 0BP  
Flat 3, 49 Keppel Road, Manchester, M21 0BP  
Flat 4, 49 Keppel Road, Manchester, M21 0BP  
Flat 1, 76 Keppel Road, Manchester, M21 0BW  
Flat 2, 76 Keppel Road, Manchester, M21 0BW  
Flat 3, 76 Keppel Road, Manchester, M21 0BW  
Flat 4, 76 Keppel Road, Manchester, M21 0BW  
Flat 5, 76 Keppel Road, Manchester, M21 0BW  
Flat 6, 76 Keppel Road, Manchester, M21 0BW  
Flat 7, 76 Keppel Road, Manchester, M21 0BW  
Flat 8, 76 Keppel Road, Manchester, M21 0BW  
Flat 3, 68 Keppel Road, Manchester, M21 0BW  
Flat 4, 68 Keppel Road, Manchester, M21 0BW  
Flat 1, 56 Keppel Road, Manchester, M21 0BW  
Flat 2, 56 Keppel Road, Manchester, M21 0BW  
Flat 3, 56 Keppel Road, Manchester, M21 0BW  
Flat 1, 54 Keppel Road, Manchester, M21 0BW  
Flat 2, 54 Keppel Road, Manchester, M21 0BW  
Flat 3, 54 Keppel Road, Manchester, M21 0BW  
Flat 4, 54 Keppel Road, Manchester, M21 0BW  
Flat 1, 40 Manchester Road, Chorlton, Manchester, M21 1PH  
Flat 2, 40 Manchester Road, Chorlton, Manchester, M21 1PH  
Flat 5, 40 Manchester Road, Chorlton, Manchester, M21 1PH  
Flat 6, 40 Manchester Road, Chorlton, Manchester, M21 1PH  
Flat 1, 42 Manchester Road, Chorlton, Manchester, M21 1PH  
Flat 2, 42 Manchester Road, Chorlton, Manchester, M21 1PH  
Flat 3, 42 Manchester Road, Chorlton, Manchester, M21 1PH  
Flat 4, 42 Manchester Road, Chorlton, Manchester, M21 1PH  
Flat 5, 42 Manchester Road, Chorlton, Manchester, M21 1PH  
Flat 6, 42 Manchester Road, Chorlton, Manchester, M21 1PH  
Flat 7, 42 Manchester Road, Chorlton, Manchester, M21 1PH  
Flat 8, 42 Manchester Road, Chorlton, Manchester, M21 1PH  
Flat 9, 42 Manchester Road, Chorlton, Manchester, M21 1PH  
43 Manchester Road, Chorlton, Manchester, M21 1PW  
44 Manchester Road, Chorlton, Manchester, M21 1PH  
49 Manchester Road, Chorlton, Manchester, M21 1PW  
Top Flat, 51 Manchester Road, Chorlton, Manchester, M21 1PW  
59A Manchester Road, Chorlton, Manchester, M21 1PW  
61A Manchester Road, Chorlton, Manchester, M21 1PW  
67A Manchester Road, Chorlton, Manchester, M21 1PW  
69A Manchester Road, Chorlton, Manchester, M21 1PW  
71A Manchester Road, Chorlton, Manchester, M21 1PW  
72 Manchester Road, Chorlton, Manchester, M21 1PQ  
74 Manchester Road, Chorlton, Manchester, M21 1PQ  
76 Manchester Road, Chorlton, Manchester, M21 1PQ  
78 Manchester Road, Chorlton, Manchester, M21 1PQ  
45 Manchester Road, Chorlton, Manchester, M21 1PW  
47 Manchester Road, Chorlton, Manchester, M21 1PW  
57 Manchester Road, Chorlton, Manchester, M21 1PW  
Flat 4, 40 Manchester Road, Chorlton, Manchester, M21 1PH  
Ground Floor Flat, 68 Keppel Road, Manchester, M21 1BW  
Middle Floor Flat, 68 Keppel Road, Manchester, M21 1BW

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Middle Floor Rear Flat, 68 Keppel Road, Manchester, M21 1BW  
Top Flat, 68 Keppel Road, Manchester, M21 1BW  
Flat 7, 40 Manchester Road, Chorlton, Manchester, M21 1PH  
42 Manchester Road, Chorlton, Manchester, M21 1PH  
Flat 3, 40 Manchester Road, Chorlton, Manchester, M21 1PH  
Flat, 65A Manchester Road, Chorlton, Manchester, M21 9PW  
Flat, 71B Manchester Road, Chorlton, Manchester, M21 9PW  
Flat, 65B Manchester Road, Chorlton, Manchester, M21 9PW  
Flat, 63A Manchester Road, Chorlton, Manchester, M21 9PW  
Chorlton Auto Leisure, Albany Garage, Brantingham Road, Manchester, M21 1BN  
Chorlton Cars, Albany Garage, Brantingham Road, Manchester, M21 1BN  
David Arran, Albany Garage, Brantingham Road, Manchester, M21 1BN  
Olympic Car Hire, Albany Garage, Brantingham Road, Manchester, M21 1BN  
Ann Hilton Hair And Beauty, Albany Garage, Brantingham Road, Manchester, M21 1BN  
Ground Floor Front Part, 59 Keppel Road, Manchester, M21 1BP  
First Floor, 59 Keppel Road, Manchester, M21 1BP  
Albany Garage, Brantingham Road, Manchester, M21 1BN  
68 Keppel Road, Manchester, M21 1BW  
40 Manchester Road, Chorlton, Manchester, M21 1PH  
51 Manchester Road, Chorlton, Manchester, M21 1PW  
63A Manchester Road, Chorlton, Manchester, M21 9PW  
63B Manchester Road, Chorlton, Manchester, M21 9PW  
65A Manchester Road, Chorlton, Manchester, M21 9PW  
65B Manchester Road, Chorlton, Manchester, M21 9PW  
71B Manchester Road, Chorlton, Manchester, M21 9PW  
42 Manchester Road, Chorlton, Manchester, M21 9PH  
55 Manchester Road, Chorlton, Manchester, M21 1PW  
Lower Flat, 284 Brantingham Road, Manchester, M21 1QU  
52 Keppel Road, Manchester, M21 0BW  
Chorlton Cars, 330 Brantingham Road, Manchester, M21 0BJ  
David Arran, Albany Service Station, Brantingham Road, Manchester, M21 0BG  
Community Mental Health, Chorlton House, 70 Manchester Road, Manchester, M21 9UN  
40 Manchester Road, Manchester, M21 9PH  
44 Manchester Road, Manchester, M21 9PH  
74 Manchester Road, Manchester, M21 9PQ  
76 Manchester Road, Manchester, M21 9PQ  
78 Manchester Road, Manchester, M21 9PQ  
A Style Hairdressers, 43 Manchester Road, Manchester, M21 9PW  
71a, Manchester Road, Manchester, M21 9PW  
Manchester Appliances Ltd, 59-61, Manchester Road, Manchester, M21 9PW  
71b, Manchester Road, Manchester, M21 9PW  
63 Manchester Road, Manchester, M21 9PW  
65 Manchester Road, Manchester, M21 9PW  
Flat 1, 42 Manchester Road, Manchester, M21 9PH  
Flat 2, 42 Manchester Road, Manchester, M21 9PH  
Flat 3, 42 Manchester Road, Manchester, M21 9PH  
Flat 4, 42 Manchester Road, Manchester, M21 9PH  
Flat 5, 42 Manchester Road, Manchester, M21 9PH  
Flat 6, 42 Manchester Road, Manchester, M21 9PH  
Flat 7, 42 Manchester Road, Manchester, M21 9PH  
Flat 8, 42 Manchester Road, Manchester, M21 9PH

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Flat 9, 42 Manchester Road, Manchester, M21 9PH  
59a, Manchester Road, Manchester, M21 9PW  
61a, Manchester Road, Manchester, M21 9PW  
67a, Manchester Road, Manchester, M21 9PW  
69a, Manchester Road, Manchester, M21 9PW  
School House, Longford Road, Manchester, M21 9PL  
Chorlton Library, Manchester Road, Manchester, M21 9PN  
Keys Newsagents, 45 Manchester Road, Manchester, M21 9PW  
Welcome Finance, 50 Manchester Road, Manchester, M21 9PH  
Princess Of Hearts Indian Restaurant, 72 Manchester Road, Manchester, M21 9PQ  
Barbakan Delicatessen Ltd, 67-71, Manchester Road, Manchester, M21 9PW  
K Style Hairdressers, 47 Manchester Road, Manchester, M21 9PW  
Fletcher Mcneill & Partners Ltd, 46 Manchester Road, Manchester, M21 9PH  
Bella House Take Away, 49 Manchester Road, Manchester, M21 9PW  
Something Brewing, 51 Manchester Road, Manchester, M21 9PW  
Mcmorrow Murphy Insurance Brokers Ltd, 53-55, Manchester Road, Manchester, M21 9PW  
Marble Arch World Beers Ltd, 57 Manchester Road, Manchester, M21 9PW  
Chorlton Service Station, 84 Manchester Road, Manchester, M21 9PT  
72a, Manchester Road, Manchester, M21 9PQ  
The Sedge Lynn, 21a, Manchester Road, Manchester, M21 9PN

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

Giles Johnson, 53 Keppel Road,, Chorlton,, Manchester

<b>Relevant Contact Officer:</b>	: Dave Morris
<b>Telephone No.</b>	: (0161) 234 4539
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