

List No. 6

Whalley Range Ward	Application Number	Date of Appln	Committee Date
	082058/CC/2007/S1	11th Apr 2007	13 th March 2008
Proposal	CONSERVATION AREA CONSENT Demolition of existing buildings to facilitate the erection of 20 x 3 storey dwellings 3 storey dwellings		
Location	52 College Road, Whalley Range, Manchester, M16 8FH,		
Applicant	Range Warehouses, 94A Withington Road, Whalley Range, Manchester, M16 8EE		
Agent	Stephenson Bell Architects Aeroworks, 5 Adair Street, Manchester, M1 2NQ		

Description

At the Committee meeting on 31st May 2007, Members were minded to approve this application subject to the signing of a S.106 agreement relating to the associated planning application for the erection of 20 x 3 storey dwellings (082057/FO/2007/S1). The S.106 agreement relates to a payment towards public realm improvements and the provision of affordable housing. However, since this meeting English Heritage have expressed concerns regarding the proposed demolition of the existing building due to it forming an integral part of the historic character of Whalley Range. Due to this objection, the applications are being represented to the Planning and Highways Committee for consideration. Despite the objection however, the Head of Planning's recommendation remains that of approval.

The application site relates to a rectangular plot of land of approximately 0.6 hectares (1.5 acres) which is currently occupied by a large detached, three storey Victorian Villa and a number of modern, poorly maintained outbuildings. The villa building is located centrally within the site and can be accessed from the main frontal gate on College Road or the secondary side entrance at the termination of Whalley Grove.

In recent years the site has operated as electrical appliance showroom with associated storage facilities and workshops, although the site is also currently used for the storage of large goods vehicles. The site and its associated buildings have become somewhat neglected with all the buildings, including the villa having deteriorated into total states of disrepair and poor structural condition. Moreover, the outside areas have been subject to fly tipping and have become storage areas for discarded electrical appliances, with some boundaries to the site involving unsightly barbed wire.

The site lies within the defined boundaries of Whalley Range Conservation Area and is completely bounded by residential properties to the north, east and west and by College Road to the south. The area in general is predominantly residential in nature, although Whalley Range local centre lies a short distance to the east along Withington Road and St. Margaret's C of E Primary School and the former GMB College lie just to the south and south west of the site along College Road.

With regard to the this application, it is proposed to demolish the existing buildings in order to facilitate the erection of 20 contemporary, three bedroom,

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three storey townhouses. These are proposed to be arranged in the form of three, terraced rows respecting the surrounding urban fabric by maintaining the building line along Whalley Grove. This scheme is subject to a separate planning application.

Consultations

Local residents - 24 letters of objection have been received, 3 of which are from the same address. A summary of these objections are provided below:

- (i) The building which is part of the Whalley Range Conservation area should not be demolished.
- (ii) The building at this site is part of the original Samuel Brooks development of Whalley Range and an important part of the Conservation Area and should not be demolished.
- (iii) The refusal to refurbish the building due to the financial viability should be tested as it is not believed that this is the case.
- (iv) This is supposed to be Conservation Area which should conserve or reuse old buildings.
- (v) The proposal to demolish the building would be detrimental to the appearance and character of the Conservation Area

Following the receipt of revised plans and reconsultation, one further letter of objection was received. A summary of these comments are provided below:

- (i) Demolition of the villa does not preserve and enhance the Conservation Area.
- (ii) The loss of mature trees and cutting up of the boundary wall on College Road is serious loss to amenity.
- (iii) The proposed demolition of the villa is unwarranted and unacceptable in a conservation area.

English Heritage – 52 College Road is a substantial mid-nineteenth century detached villa and it is considered that it is precisely the type of villa that justifies the existence of the Conservation Area. The loss of the building will have an adverse effect on the character of the area and this impact would not be balanced by the contribution to the character of the area which would be made by the proposed development as the proposed scheme would greatly increase the density of development to a level above the prevailing character of area. It is believed that this impact would be particularly damaging at the front of the plot.

Following a challenge to these initial comments by the applicant, a site visit was made English Heritage on 16th January 2008 after which the objection was maintained. It was reaffirmed that the building forms an integral part of the historic character of Whalley Range and its demolition should be resisted.

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Conservation Areas and Historic Buildings Panel - The Panel saw no real justification for the demolition of the existing building in the Whalley Range conservation area. The only justification provided appeared to be financial, and that some additional development would then serve as enabling works to make the conversion scheme more viable. The Panel considered that the existing villa is worthy of retention, restoration and conversion as it is one of a few villas left in the area. It was considered that the presence of the existing villa in its historical grounds makes a positive contribution to the character of the Whalley Range conservation area

Whalley Range Forum - The proposal to develop the site for houses as opposed to flats is generally supported. However, there are concerns regarding the loss of the existing villa building. No argument appears to have been made for the proposed demolition of a building which is one of the few remaining from the original Samuel Brooks layout of the area. Further, no option for the development involving the retention of the existing building has been provided and no rationale has been prepared for its removal. This is considered inconsistent with the historic status of the existing building in the Conservation Area.

Whalley Range Conservation Area Group - The loss of the building would have a serious, detrimental impact on the appearance of the Conservation Area. The applicant should be told to retain and incorporate the villa into another residential scheme. Demolition of the villa does not preserve or enhance the Conservation Area.

Range Road Residents Group - The demolition of buildings in a Conservation Area should only be considered as a last resort. The precedent that this scheme sets would put the future of many other original buildings in jeopardy. It is urged that demolition of the building is resisted and a more appropriate scheme involving the retention of the buildings should be explored.

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 E2.7, E3.8 and DC18.1 of the Unitary Development Plan for the City of Manchester.

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 DC18.1 relates to development proposals within Conservation Areas. The Council seeks to preserve and enhance to the character of its Conservation Areas by considering the relationship of new structures to neighbouring buildings and spaces, the effect of changes to existing buildings and the desirability of retaining existing features. Consent to demolish a building within a Conservation Area will be granted only where it can be shown that is beyond

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repair, incapable of beneficial use or where its replacement would benefit the appearance or character of the area.

In terms of regional policy, the Draft North West Plan (The Regional Spatial Strategy) was submitted to Government on 30th January 2006, published for public consultation on 20th March 2006 and closed on 12th June 2006. The Examination in Public commenced in October and the final plan is expected to be published towards the end of 2007. This plan (RSS) will replace Regional Planning Guidance for the North West (RPG 13) and currently carries more weight in planning decisions. 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" - This 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 of the guidance states '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 not 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 it's own'.

At 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", Further that, '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'.

Paragraph 4.27 states that "The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area" and continues with "consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment". It also states that applications to demolish buildings within conservation areas which make a positive contribution to the character or appearance of a conservation area should be assessed against the same criteria as applications to demolish listed buildings and that such applications should be accompanied by a supporting statement which contains evidence of:

The condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use,

The adequacy of efforts made to retain the building in use,

The merits of alternative proposals for the site,

Planning (Listed Buildings and Conservation Areas) Act 1990 - Section 72 states that in respect of buildings in a conservation area, special attention shall

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be paid to the desirability of preserving or enhancing the character or appearance of that area.

Principle of the Proposal - As stated within the above policy and guidance, the presumption will always be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. If it is found that a building does not make this positive contribution then consent for demolition should only be given until the approval of an acceptable, high quality redevelopment scheme.

Loss of existing buildings - The site consists of a number of 'run down' outbuildings, together with a large, two storey Victorian villa which is centrally located upon the site. No concern is, or has been expressed regarding the demolition of the outbuildings. The main issue relates to the demolition of the large villa building and the impact this will have on the appearance and character of the Conservation Area.

The existing villa building is in a poor state of repair and is currently used as storage for electrical appliances. Many of the period features of the building have been damaged, or added to, and both internal and external areas have become dilapidated. The building has over the years become somewhat neglected and currently has many of its windows bricked up. In its existing state, it is considered that the building and the surrounding application site is of low aesthetic quality and in fact detracts from the visual appearance of the Conservation Area.

The applicants appointed a specialist consultant to assess the overall structural condition of the building. The conclusion of this assessment found that the building is in a very poor condition, largely due to water penetration, lack of maintenance and exposure to the elements. In order to restore the property to a serviceable and habitable condition, it is considered that extensive works would be required including, complete recovering of the roof, extensive replacement of timber joists and ceilings, treatment of timber decay, dry rot and crack repair, lateral restraint works and local rebuilding of distorted sections.

Accompanying the structural report is also a financial appraisal for refurbishment. This concludes that the works required to restore the building would be significant and therefore not be financially worthwhile.

Aside from the likelihood that it is not financially viable to refurbish the building, the building's current state makes no positive contribution to the appearance and character of the area. The design and scale of the building is not homogenous to the area and therefore its replacement would not have a significant impact on the design and appearance of the Conservation Area. The buildings surrounding the site consist of various architectural styles, scales and design and it is believed that the loss of the building and its replacement with rows of terraced, family housing would integrate well into the area and form an attractive development more appropriate to the immediate environment. In light of this, the proposed development would accord with the guidance contained within PPG15 and Policy DC18.1, which seeks development that would enhance the appearance of Conservation Areas if current development is shown to be beyond repair, incapable of beneficial use and where replacement development would benefit the appearance and character of the area.

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Replacement development - As well as the loss of the existing building, the impact on the Conservation Area also relates to the replacement development. The replacement development scheme subject to planning application 082057/FH/2007/S1 relates to the erection of 20 family houses in the form of three terraced rows. The scheme which roughly follows the building line of College Road and Whalley Grove offers modern quality living accommodation whilst maintaining the character of the Conservation Area. It is believed that the proposed development enhances the quality of its surrounding spaces and provides greater coherence and legibility to the site and its immediate context. It is considered that the proposed new housing sits sensitively in relation to its existing neighbouring buildings and compliments its historic context by being a design of high quality. A greater assessment of the proposed scheme is referred to in committee report for the planning application that accompanies this application.

Impact upon the Character of Whalley Range Conservation Area - For the details outlined above, it is not considered that the loss of the existing building would have detrimental impact upon the overall character of the Whalley Range Conservation Area. It is believed that the existing building and its associated use do not make a positive contribution to the area and its replacement with a high quality residential scheme should be seen an opportunity to enhance the area. Paragraph 4.20 of PPG15 as referred to above states that ' 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'. Given the state of the existing building and the quality and need for the proposed replacement development, this principle is fully complied with. The whole scheme should therefore be considered as an improvement to immediate area. A balance needs to be reached with regard to retaining a building which does not actively make a positive contribution to the area, with that of redevelopment opportunity which could be seen as enhancing the appearance of an area, whilst not detracting from the composite values of the Conservation Area.

Response from English Heritage - Following the Committee's earlier resolution to approve the application subject to the signing of a S.106 agreement, English Heritage lodged an objection against the proposed demolition of the existing villa building. Although not normal practice, it is considered that due to the weight of the objection from a statutory Conservation body, the applications should be presented again to the Committee for reconsideration.

In response to this objection the applicant has submitted an additional PPG15 assessment which explores all the issues surrounding the proposed loss of the existing building in light of Government guidance and the contribution that the proposed erection of 20 x 3 storey dwellings would make to the conservation area. The applicant has also submitted a Visual Impact Assessment which explores what changes would occur if the existing building were to be replaced with the proposed residential scheme.

In light of the comments from English Heritage and the additional work submitted by the applicant, it is still considered that proposed demolition of the building would satisfy the relevant clauses contained within PPG15 and would adhere to the spirit of Government guidance and local policy. It is believed that the existing building is in a very poor condition and of low amenity value. At present, it is not considered that the building makes any valuable contribution

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towards the Conservation Area and its refurbishment and/or redevelopment would not be an attractive or viable proposition for developers.

The replacement of the building and its grounds with 20 new, high quality dwellings is however a proposition that is considered to make a positive contribution to the Conservation Area which also embraces the Council's other objective in providing high quality family accommodation with an element of affordable housing. As such, it is considered that in this instance, the proposed loss of the building in order to facilitate the erection of family dwellings would enhance the appearance of the area whilst providing an overriding need for family accommodation.

Human Rights Act 1998 considerations – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. He believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and country Planning Acts.

Recommendation MINDED TO APPROVE

The Head of Planning's recommendation to approve the application remains the same. Despite the objection from English Heritage, it is disputed that the existing building makes any real, valid positive contribution to the Conservation Area. It is also considered that associated planning application for 20 new dwellings would enhance the appearance of the area and in this case outweighs the loss of an unlisted building in very poor condition and with no realistic chance of being brought forward for refurbishment. It is therefore recommended that the application be approved on the basis that the proposal accords with Policy DC18.1 of the Unitary Development Plan and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

Reason -

Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as applied and modified in relation to buildings in conservation areas.

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2) The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and planning permission has been granted for the redevelopment for which the contract provides, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason -

In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building.

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: 082058/CC/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 held by the Planning Division.

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

41 College Road, Manchester, M16 8EJ
43 College Road, Manchester, M16 8EJ
45 College Road, Manchester, M16 8EJ
47 College Road, Manchester, M16 8EJ
49 College Road, Manchester, M16 8EJ
51 College Road, Manchester, M16 8EJ
53 College Road, Manchester, M16 8EJ
101 Dudley Road, Manchester, M16 8BW
103 Dudley Road, Manchester, M16 8BW
105 Dudley Road, Manchester, M16 8BW
107 Dudley Road, Manchester, M16 8BW
109 Dudley Road, Manchester, M16 8BW
115 Dudley Road, Manchester, M16 8BW
117 Dudley Road, Manchester, M16 8BW
119 Dudley Road, Manchester, M16 8BW
83 Dudley Road, Manchester, M16 8BW
85 Dudley Road, Manchester, M16 8BW
87 Dudley Road, Manchester, M16 8BW
89 Dudley Road, Manchester, M16 8BW
91 Dudley Road, Manchester, M16 8BW
93 Dudley Road, Manchester, M16 8BW
95 Dudley Road, Manchester, M16 8BW
97 Dudley Road, Manchester, M16 8BW
99 Dudley Road, Manchester, M16 8BW
1 Russell Road, Manchester, M16 8DJ
11 Russell Road, Manchester, M16 8DJ
13 Russell Road, Manchester, M16 8DJ
15 Russell Road, Manchester, M16 8DJ
17 Russell Road, Manchester, M16 8DJ
19 Russell Road, Manchester, M16 8DJ
21 Russell Road, Manchester, M16 8DJ
23 Russell Road, Manchester, M16 8DJ

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25 Russell Road, Manchester, M16 8DJ
27 Russell Road, Manchester, M16 8DJ
29 Russell Road, Manchester, M16 8DJ
3 Russell Road, Manchester, M16 8DJ
31 Russell Road, Manchester, M16 8DJ
33 Russell Road, Manchester, M16 8DJ
35 Russell Road, Manchester, M16 8DJ
37 Russell Road, Manchester, M16 8DJ
5 Russell Road, Manchester, M16 8DJ
7 Russell Road, Manchester, M16 8DJ
9 Russell Road, Manchester, M16 8DJ
1 Whalley Grove, Manchester, M16 8DN
10 Whalley Grove, Manchester, M16 8DN
11 Whalley Grove, Manchester, M16 8DN
12 Whalley Grove, Manchester, M16 8DN
13 Whalley Grove, Manchester, M16 8DN
14 Whalley Grove, Manchester, M16 8DN
15 Whalley Grove, Manchester, M16 8DN
16 Whalley Grove, Manchester, M16 8DN
17 Whalley Grove, Manchester, M16 8DN
19 Whalley Grove, Manchester, M16 8DN
2 Whalley Grove, Manchester, M16 8DN
20 Whalley Grove, Manchester, M16 8DN
21 Whalley Grove, Manchester, M16 8DN
22 Whalley Grove, Manchester, M16 8DN
23 Whalley Grove, Manchester, M16 8DN
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27 Whalley Grove, Manchester, M16 8DN
28 Whalley Grove, Manchester, M16 8DN
3 Whalley Grove, Manchester, M16 8DN
4 Whalley Grove, Manchester, M16 8DN
5 Whalley Grove, Manchester, M16 8DN
6 Whalley Grove, Manchester, M16 8DN
7 Whalley Grove, Manchester, M16 8DN
8 Whalley Grove, Manchester, M16 8DN
9 Whalley Grove, Manchester, M16 8DN
26 College Road, Manchester, M16 8FH
28 College Road, Manchester, M16 8FH
30 College Road, Manchester, M16 8FH
32 College Road, Manchester, M16 8FH
34 College Road, Manchester, M16 8FH
36 College Road, Manchester, M16 8FH
38 College Road, Manchester, M16 8FH
40 College Road, Manchester, M16 8FH
42 College Road, Manchester, M16 8FH
44 College Road, Manchester, M16 8FH
46 College Road, Manchester, M16 8FH
48 College Road, Manchester, M16 8FH
50 College Road, Manchester, M16 8FH
80 College Road, Manchester, M16 8FH
82 College Road, Manchester, M16 8FH
84 College Road, Manchester, M16 8FH
86 College Road, Manchester, M16 8FH

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88 College Road, Manchester, M16 8FH
90 College Road, Manchester, M16 8FH
92 College Road, Manchester, M16 8FH
94 College Road, Manchester, M16 8FH
10 Burford Drive, Manchester, M16 8FJ
12 Burford Drive, Manchester, M16 8FJ
2 Burford Drive, Manchester, M16 8FJ
4 Burford Drive, Manchester, M16 8FJ
6 Burford Drive, Manchester, M16 8FJ
8 Burford Drive, Manchester, M16 8FJ
Flat 1, 10 Whalley Grove, Manchester, M16 8DN
Flat 2, 10 Whalley Grove, Manchester, M16 8DN
6A Burford Drive, Manchester, M16 8FJ
Range Warehouse, College Road, Manchester, M16 8FH
1 Manor Avenue, Manchester, M16 8DX
2 Manor Avenue, Manchester, M16 8DX
3 Manor Avenue, Manchester, M16 8DX
4 Manor Avenue, Manchester, M16 8DX
5 Manor Avenue, Manchester, M16 8DX
6 Manor Avenue, Manchester, M16 8DX
7 Manor Avenue, Manchester, M16 8DX
8 Manor Avenue, Manchester, M16 8DX
9 Manor Avenue, Manchester, M16 8DX
10 Manor Avenue, Manchester, M16 8DX
11 Manor Avenue, Manchester, M16 8DX
12 Manor Avenue, Manchester, M16 8DX
1 Hazel Avenue, Manchester, M16 8DY
2 Hazel Avenue, Manchester, M16 8DY
3 Hazel Avenue, Manchester, M16 8DY
4 Hazel Avenue, Manchester, M16 8DY
5 Hazel Avenue, Manchester, M16 8DY
6 Hazel Avenue, Manchester, M16 8DY
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15 Hazel Avenue, Manchester, M16 8DY
16 Hazel Avenue, Manchester, M16 8DY
1 Deeping Avenue, Manchester, M16 8GB
2 Deeping Avenue, Manchester, M16 8GB
3 Deeping Avenue, Manchester, M16 8GB
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5 Deeping Avenue, Manchester, M16 8GB
6 Deeping Avenue, Manchester, M16 8GB
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8 Deeping Avenue, Manchester, M16 8GB
10 Deeping Avenue, Manchester, M16 8GB
12 Deeping Avenue, Manchester, M16 8GB
14 Deeping Avenue, Manchester, M16 8GB
29 Victoria Road, Whalley Range, Manchester, M16 8GP
31 Victoria Road, Whalley Range, Manchester, M16 8GP

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33 Victoria Road, Whalley Range, Manchester, M16 8GP
35 Victoria Road, Whalley Range, Manchester, M16 8GP
1 Victoria Road, Whalley Range, Manchester, M16 8GP
3 Victoria Road, Whalley Range, Manchester, M16 8GP
5 Victoria Road, Whalley Range, Manchester, M16 8GP
7 Victoria Road, Whalley Range, Manchester, M16 8GP
9 Victoria Road, Whalley Range, Manchester, M16 8GP
11 Victoria Road, Whalley Range, Manchester, M16 8GP
13 Victoria Road, Whalley Range, Manchester, M16 8GP
15 Victoria Road, Whalley Range, Manchester, M16 8GP
17 Victoria Road, Whalley Range, Manchester, M16 8GP
19 Victoria Road, Whalley Range, Manchester, M16 8GP
21 Victoria Road, Whalley Range, Manchester, M16 8GP
23 Victoria Road, Whalley Range, Manchester, M16 8GP
25 Victoria Road, Whalley Range, Manchester, M16 8GP
27 Victoria Road, Whalley Range, Manchester, M16 8GP
2 Burford Avenue, Manchester, M16 8HE
4 Burford Avenue, Manchester, M16 8HE
6 Burford Avenue, Manchester, M16 8HE
8 Burford Avenue, Manchester, M16 8HE
Flat 1, 38 College Road, Manchester, M16 8FH
Flat 2, 38 College Road, Manchester, M16 8FH
Flat 3, 38 College Road, Manchester, M16 8FH
Flat A, 36 College Road, Manchester, M16 8FH
Flat B, 36 College Road, Manchester, M16 8FH
Flat 1, 34 College Road, Manchester, M16 8FH
Flat 2, 34 College Road, Manchester, M16 8FH
Flat 1, 28 College Road, Manchester, M16 8FH
Flat 2, 28 College Road, Manchester, M16 8FH
Flat 1, 7 Deeping Avenue, Manchester, M16 8GB
Flat 2, 7 Deeping Avenue, Manchester, M16 8GB
Flat 1, 14 Deeping Avenue, Manchester, M16 8GB
Flat 2, 14 Deeping Avenue, Manchester, M16 8GB
Flat 3, 14 Deeping Avenue, Manchester, M16 8GB
Flat 4, 14 Deeping Avenue, Manchester, M16 8GB
Flat 5, 14 Deeping Avenue, Manchester, M16 8GB
Flat 6, 14 Deeping Avenue, Manchester, M16 8GB
11A Hazel Avenue, Manchester, M16 8DY
11B Hazel Avenue, Manchester, M16 8BW
Flat 2, 31 Russell Road, Manchester, M16 8DJ
Flat 1, 31 Russell Road, Manchester, M16 8DJ
Flat 1, Gmb National College, College Road, Manchester, M16 8EJ
First Floor Flat 1, 13 Russell Road, Manchester, M16 8DJ
Flat B, 34 College Road, Manchester, M16 8FH
Flat C, 34 College Road, Manchester, M16 8FH
52 College Road, Manchester, M16 8FH
31A Russell Road, Manchester, M16 8DJ
Gmb National College, College Road, Manchester, M16 8EJ
81 Dudley Road, Manchester, M16 8BW
31a, Russell Road, Manchester, M16 8DJ
81a, Dudley Road, Manchester, M16 8BW
81b, Dudley Road, Manchester, M16 8BW
37a, Russell Road, Manchester, M16 8DJ
37b, Russell Road, Manchester, M16 8DJ
71 Russell Road, Whalley Range, Manchester

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74 Manley Road, Whalley Range, Manchester

Representations were received from the following third parties:

Imogen Storey, 41 College Road, Manchester, M16 8EJ
105 Dudley Road, Manchester, M16 8BW
Martin Creevy And Jane Thorpe,
21 Whalley Grove, Manchester, M16 8DN
22 Whalley Grove, Manchester, M16 8DN
25 Whalley Grove, Manchester, M16 8DN
4 Whalley Grove, Manchester, M16 8DN
4 Manor Avenue, Manchester, M16 8DX
5 Manor Avenue, Manchester, M16 8DX
9 Hazel Avenue, Manchester, M16 8DY
11 Hazel Avenue, Manchester, M16 8DY
16 Hazel Avenue, Manchester, M16 8DY
2 Deeping Avenue, Manchester, M16 8GB
7 Deeping Avenue, Manchester, M16 8GB
8 Deeping Avenue, Manchester, M16 8GB
13 Victoria Road, Whalley Range, Manchester, M16 8GP
8 Burford Avenue, Manchester, M16 8HE
David Millar and Julie Millar, 16 Hazel Avenue Whalley Range Manchester
Jeanette edwards, 105 dudley road
Ann Knowles, 50, College Road, Whalley Range, Manchester
Pete and Helen Simpson, 89 Dudley Road, Whalley Range, Manchester
LOUISE SULEMAN, 25 WHALLEY GROVE, , WHALLEY RANGE,,
MANCHESTER
Peter & Ann Knowles, 50, College Road, Whalley Range, Manchester
Peter & Ann Knowles, 50, College Road, Whalley Range, Manchester
71 Russell Road, Whalley Range, Manchester
Anonimised at requested of individual

74 Manley Road, Whalley Range, Manchester
ben minogue, 14 cromwell avenue, Manchester
Mr James Agar,
Vanda Hashemi,

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