

## List No. 10

<b>Withington Ward</b>	<b>Application Number</b> 083260/FO/2007/S1	<b>Date of Appln</b> 22nd May 2007	<b>Committee Date</b> 26th Jul 2007
<b>Proposal</b>	Erection of 6 storey building comprising ground floor commercial unit (88.5 square metres) Use Classes A1, A2, A3 A4 and A5 with 7 x 2 bedroom and 1 x 3 bedroom flats over and a roof top terrace		
<b>Location</b>	489 Wilmslow Road, Withington		
<b>Applicant</b>	David Payne Flat 8, 35a Whitworth Street, Manchester, M1 5ND		
<b>Agent</b>	MBLA Architects And Urbanists 8 Great Marlborough Street, Manchester, M1 5NN		

### Description

This application relates to a small site of 0.013 hectares that is currently occupied by a single storey building last used as a bar. The site is on the east side of Wilmslow Road at its junction with Parsonage Road. The site lies within Withington Conservation Area and the District Shopping Centre.

Adjoining the site to the north is a terrace of two storey properties comprising commercial ground floor uses with a mixture of residential and commercial/ ancillary commercial uses at first floor level. These properties have a distinctive elevation to Wilmslow Road as the ground floor projects well forward of the upper floor. To the south Across Parsonage Road is a large detached house that has been converted into flats and as you progress southwards the commercial uses become more fragmented. To the rear of the site is primarily residential though there are some small pockets of land in different ownerships which have been causing a loss of amenity due to there condition and use for fly tipping. Facing the site across Wilmslow Road is Cine City and the White Lion Public House. The latter together with the bollards on the forecourt of both properties are Listed as being of architectural or historic interest.

It is proposed to erect a six storey contemporary styled building occupying the whole of the site following the demolition of the existing building. The ground floor would comprise 88.5 square metres of commercial floorspace, as well as refuse storage facilities for both the commercial use and the flats above. Permission is sought to use the commercial element for, Class A1 shops, Class A2 Financial and Professional Services, Class A3 Cafes and restaurants, Class A4 Bars or Class A5 Takeaway hot food shops. The first floor would comprise a one bedroom and one two bedroom flats, the second and third floors would each contain two, two bedroom flats with the front flats having their own balcony. The fourth and fifth floors would comprise a two bedroom flat with its own balcony and a three bedroom duplex flat with a roof terrace. A lift is to be provided and all the flats are fully accessible except the duplex, the upper floor, whilst having appropriately sized rooms is only accessible via a flight of stairs. Access to the flats would be from Wilmslow Road, the entrance having been modified to address the concerns of the Architectural Liaison Officer.

The building, which contains a number of curved faces was originally to be finished largely in white render, with some brick and glass elements, the upper floor would be clad in timber, the applicant, in response to comments received,

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has replaced the render with an off-white brick. No parking is provided as part of the development, and the applicant has submitted a Travel Plan. Key elements of the Travel Plan are the relationship of the development to facilities within Withington and the excellent public transport links. In addition the developer would provide a bicycle for each apartment, together with a travel pack and membership of a car sharing club.

The application for Conservation Area Consent to demolish the existing building can be found elsewhere on this agenda.

This application is required to be considered by members as it is made by an officer employed by the City Council. Officer applications should be considered and determined in exactly the same way as all other applications.

### **Consultations**

Local residents /businesses - two letters have been one objecting to the proposed development and the other, containing a 155 name petition, in support.

The petition of support is signed by patrons of the Pleasure Bar which operated on the site.

The objections to the proposed development can be summarised as follows:-

1. The number of storeys is out of keeping with other buildings in the area.
2. The proposed development will make significantly worse the already severe congestion in the immediate area.
3. The existing road traffic orders are already ignored causing parking problems in the area.

Withington Civic Society - Have made the following comments in response to the application.

1. They are happy with the idea of a large block on the site
2. The proposal does not sufficiently respect the scale of the the adjacent commercial row. The ground floor is too low and the floors above too large giving it a top heavy appearance.
3. They would like to see an overall reduction in height of one floor.
4. They support the approach to travel and parking in principle but are not convinced that the current state of public transport makes it practical.
5. The bikes and travel passes are fine but they presume that they will amount to sales promotions to the initial buyers only and are not planning points.
6. It is not clear what is meant by improvements to the vacant land at the rear.

Ward Members - Councillors Alison Firth, Audrey Jones and Simon Wheale have objected to the proposed development. They feel that the scale of the

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development is too tall for the site and would be happy for the development to lose a floor and also install some underground parking, if possible, as Parsonage Road is already heavily parked and the additional flats would create more parking congestion. Recently a young child was knocked down on Parsonage Road because of the problems of parking near the local school.

It is understood that the applicant wants to provide a free bus pass to all residents and a free folding bike, but the members are not sure whether the legislation allows this within planning.

Withington Traders - Have made the following comments in respect of the proposed development:-

The application extends to land not in the ownership of the developer and subject to rights of way in favour of the residents of Withington.

The development is totally out of character with the area and contradicts the conservation area policy.

The development of such a tall building would severely interfere with rights to light and air enjoyed by the owners and occupiers of neighbouring land

There is no adequate parking provision in Withington to accommodate such a large development and the extra traffic and parking demand that it will create.

Members of Parliament - John Leech MP believes the travel plan to be well executed and beneficial to the community and asks if it would be possible to use as a model for other sites. However, the plans allow for virtually no parking and this needs to be addressed.

Greater Manchester Police - Support the proposed development but would draw attention to two issues identified in the Crime Impact Statement, namely the recessed door and the need for environmental works to the land at the rear and the adjacent tree.

Head of Regulatory and Enforcement Services - No objections to the proposed development though it is recommended that conditions be imposed relating to hours of operation for the commercial unit, restrictions on delivery times, fume extraction, noise insulation and refuse storage.

Historic Buildings and Conservation Panel - Support the principle of the proposed development and welcome the concept of a landmark building on the site. They felt that the design of the building was generally acceptable but felt that the height of the ground floor needed to be increased in line with the adjoining shops, that consideration should be given to using brick rather than render, that the top floor element was rather boxlike, detracting from the appearance of the building and should be deleted from the scheme along with the duplex flat, finally the footprint of the fourth floor should be reduced and form a single flat.

Head of Engineering Services - No objections to the proposed development.

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### Issues

Unitary Development Plan - the relevant policies are H2.2 which seek to protect residential accommodation from the adverse affects of development, H2.7 and I3.1 both of which require new developments to be of a high standard, DC18 which addresses the need for developments to preserve or enhance the conservation area and the Guide to Development in Manchester which sets down the guiding principles for new developments. Policy DC10 sets out the locational criteria for food and drink uses. Policies E1.5 and E1.6 address green issues such as sourcing materials and energy conservation. Policy E3.5 requires developments to design out crime.

Regional 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 site and its wider neighbourhood, make efficient use of transport facilities and assist people to meet their needs locally. The proposal makes use of previously developed land within a local shopping centre. 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 uses, 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".

Policy UR4 establishes targets for the recycling of land and buildings. It sets a target of achieving 90% within Manchester between 1996 and 2016. This proposal is in accordance with the aims of Policy UR4.

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

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

On the subject of new build in conservation area, the guidance note states in paragraph 4.17 that "What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own."

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Principle - This is a prominent site at the southern entrance into the main body of the commercial centre. The existing building is single storey and of no architectural merit, having a negative impact on the character of the area. The principle of redeveloping the site with a mixed commercial/ residential building is considered to be the most appropriate way forward.

Disabled Access - The proposed development is almost fully accessible on all levels.

Crime and Disorder - The scheme is capable of achieving Secured by Design accreditation. The applicant has offered to construct a wall on City Council owned land in front of the derelict land to the rear of his site. This would prevent the use of the land for fly tipping and for anti-social purposes by youths who congregate there. It proposed in impose a grampian condition in this respect.

Site layout - This is a small, but non the less important site, occupying a prominent position. It is inevitable that any development will cover 100% of the land available, to reduce the footprint would render the site incapable of development.

Scale and mass - changes in the height of buildings is a common feature along Wilmslow Road and the proposed building responds to the height and scale of the existing high street elevation by creating a natural book end. Whilst six storeys sounds significantly higher than the two of the existing buildings on the adjoining site, eaves level on those buildings are level with the third floor ceiling height of the proposed building. Overall the head of Planning believes that the scale and mass of the building is appropriate and reflects the traditional character of Withington Village. However he shared the concern of Withington Civic Society and the Historic buildings and Conservation Panel regarding the scale of the ground floor and the applicant has revised the scheme to address this concern. The changes have not affected the scale, mass or overall height of the building.

Design - Contemporary architecture is not to everybodys taste, however, a well designed building irrespective of its style can make a positive contribution to the character of an area. Rather than the hard boxlike appearance of many modern buildings the proposed development incorporate a great many curves both gentle and tight, in a manner that seeks to reflect the geometry of the site and its position on a prominent corner. The design of the ground and first floors have been modified in response to concerns about the lack of height of the commercial frontage. The overall design of the building and the principle of the materials to be used are considered to achieve the high quality building this site requires. The applicant has substitute a pale off white brick for the render originally proposed and it is considered that this will further enhance the appearance of the building.

Amount of accommodation - The Head of Planning believes that the amount of accommodation a site can accommodate is in part a reflection of the quality of the architectural solution. In this case a smaller building would not achieve the desired impact and therefore eight flats is appropriate. The proposed accommodation provides a sustainable mix of accommodation that is accessible.

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Ground floor uses - At this time there is no end user for the ground floor unit. Given the location of the site within a district shopping centre, and the previous use of the property as a bar there are no objections to any of the alternative uses put forward.

Residential amenity - The proposed development will impact only on gable windows in the side elevation of the adjoining property. These windows do not relate to habitable rooms and consequently the impact of the proposed development is considered to be minimal.

Impact on the character of the conservation area - The City Council is charged with preserving or enhancing its conservation areas. This prominent site is occupied by a poor quality building that makes no contribution to the architecture or character of the area. The proposed development will make a positive architectural statement as well as adding to the vitality and viability of the area.

Impact on the setting of a listed building - The quality of the architecture proposed will compliment the Listed building and structures across Wilmslow Road and help form a strong architectural entrance into the village.

Sustainability - this is an extremely sustainable location within a major shopping centre with good access to public transport. The Eco home pre assessment has indicated that the scheme would achieve a rating of between very good and excellent.

Parking - The proposed development provides a relatively small amount of accommodation within a district centre location. The lack of parking in such a location is not considered significant and indeed much of the accommodation above shops within the centre is in the same situation. The footprint of the building is too small to allow parking in either a basement or on an upper floor.

Travel Plan - The detailed comments of the Transport Policy Unit are awaited. However, the principle of a travel plan in lieu of dedicated off-street parking considered acceptable. The introduction of a car sharing pool is particularly welcome.

Conclusion - This is a small site out of all proportion to its importance in terms of its relationship to the centre. In its current condition it gives a negative impression of the centre and the proposed development, which has been modified in response to the comments received, would be a landmark building to compliment the development of the Cine City site across the road. The Head of Planning believes that this bold scheme will make a positive statement and contribute to the enhancement of both the district centre and the Conservation 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.

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

### **Recommendation 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, I3.1, E3.5, E1.5, E1.6 and DC18 and there are no material considerations of sufficient weight to indicate otherwise.

### **Conditions and/or Reasons**

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

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

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

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policy H2.2, H2.7, I3.1 and Dc18 of the Unitary Development Plan for the City of Manchester.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: . .

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2, H2.7, I3.1, E1.5, E1.6, E3.5 and DC18 of the Manchester Unitary Development Plan.

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

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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) If the ground floor commercial unit is to be used for either A3, A4 and A5 use then before the use commences a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

Reason - In the interests of the amenities of the occupiers nearby properties in order to comply with Policy H2.2 and DC10 of the Unitary Development Plan for the City of Manchester.

6) The ground floor commercial premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:-

Sunday to Thursday 8.00am to 11.30 pm  
Fridays and Saturdays 8.00am to midnight

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2, DC10 and DC26 and the Unitary Development Plan for the City of Manchester.

7) No loading or unloading shall be carried out on the site outside the hours of 7.30am to 8.00pm Monday to Saturday daily.

Reason - In order to protect the amenity of local residents and in accordance with Policy H2.2 in accordance with the Unitary Development plan for the City of Manchester.

8) Before any A3, A4 and A5 use of the ground floor commercial unit 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.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policy DC10 and H2.2 of the Unitary Development Plan for the City of Manchester.

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

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

10) Before the development commences a scheme for acoustically insulating the residential accommodation against noise from traffic on Wilmslow Road shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Reason - To secure a reduction in noise from traffic on Wilmslow Road in order to protect future residents from noise nuisance, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

11) 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 adequate provision for the storage of refuse and recycling material pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester;

12) 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.

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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.

13) 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 and DC18 of the Unitary Development Plan for the City of Manchester.

14) 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".

15) Before the development hereby approved is first occupied the developer will with the consent of the City Council erect a wall the detailed design of which is to be agree in writing with the City council across the Parsonage Road frontage of the vacant land opposite 4 Parsonage Road.

Reason

To address concerns regarding the use of the site for anti-social purposes pursuant to policies H2.2, DC18 and E3.5 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: 083260/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:**

Engineering Services  
Environmental Health  
Director Of Housing  
John Leech MP  
Greater Manchester Police

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### Withington Civic Society

Flat 1, 1 Palatine Road, Manchester, M20 3LH  
Flat 2, 1 Palatine Road, Manchester, M20 3LH  
Flat 3, 1 Palatine Road, Manchester, M20 3LH  
Flat 4, 1 Palatine Road, Manchester, M20 3LH  
Flat 5, 1 Palatine Road, Manchester, M20 3LH  
Flat 6, 1 Palatine Road, Manchester, M20 3LH  
Flat 7, 1 Palatine Road, Manchester, M20 3LH  
Flat 8, 1 Palatine Road, Manchester, M20 3LH  
1 Burton Road, Manchester, M20 3GD  
3 Burton Road, Manchester, M20 3GD  
2-4 Palatine Road, Manchester, M20 3JA  
1 Palatine Mews, 6 Palatine Road, Manchester, M20 3JB  
2 Palatine Mews, 6 Palatine Road, Manchester, M20 3JB  
3 Palatine Mews, 6 Palatine Road, Manchester, M20 3JB  
4 Parsonage Road, Manchester, M20 4PQ  
6 Parsonage Road, Manchester, M20 4PQ  
8 Parsonage Road, Manchester, M20 4PQ  
7 Parsonage Road, Manchester, M20 4PB  
6A Parsonage Road, Manchester, M20 4PQ  
1A Parsonage Road, Manchester, M20 4PB  
1B Parsonage Road, Manchester, M20 4PW  
5 Parsonage Road, Manchester, M20 4PB  
2 Parsonage Road, Manchester, M20 4PQ  
3 Egerton Crescent, Manchester, M20 4PN  
2A Copson Street, Manchester, M20 3HE  
2B Copson Street, Manchester, M20 3HE  
2 Copson Street, Manchester, M20 3HE  
4 Copson Street, Manchester, M20 3HE  
2A Egerton Crescent, Manchester, M20 4PN  
The Studio, Gledhill Street, Manchester, M20 3TX  
29 Copson Street, Manchester, M20 3HE  
33 Copson Street, Manchester, M20 3HE  
11 Copson Street, Manchester, M20 3HE  
8 Copson Street, Manchester, M20 3HE  
6 Copson Street, Manchester, M20 3HE  
4 Egerton Crescent, Manchester, M20 4PN  
5 Egerton Crescent, Manchester, M20 4PN  
6 Egerton Crescent, Manchester, M20 4PN  
8 Egerton Crescent, Manchester, M20 4PN  
Flat 1, 2 Egerton Crescent, Manchester, M20 4PN  
Flat 2, 2 Egerton Crescent, Manchester, M20 4PN  
Flat 3, 2 Egerton Crescent, Manchester, M20 4PN  
Flat 4, 2 Egerton Crescent, Manchester, M20 4PN  
9 Parsonage Road, Manchester, M20 4PB  
11 Parsonage Road, Manchester, M20 4PB  
10 Parsonage Road, Manchester, M20 4PQ  
12 Parsonage Road, Manchester, M20 4PQ  
Flat, 2 Copson Street, Manchester, M20 3HE  
Flat 17, Oak Court, Mauldeth Road, Old Moat, Manchester, M20 4NE  
Flat 18, Oak Court, Mauldeth Road, Old Moat, Manchester, M20 4NE  
Flat 28, Oak Court, Mauldeth Road, Old Moat, Manchester, M20 4NE  
Flat 35, Oak Court, Mauldeth Road, Old Moat, Manchester, M20 4NE  
Flat 3, 19 Egerton Crescent, Manchester, M20 4PN

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Flat 4, 19 Egerton Crescent, Manchester, M20 4PN  
Flat 5, 19 Egerton Crescent, Manchester, M20 4PN  
Flat 6, 19 Egerton Crescent, Manchester, M20 4PN  
Flat 7, 19 Egerton Crescent, Manchester, M20 4PN  
Flat 9, 8 Egerton Crescent, Manchester, M20 4PN  
Flat 6, 6 Egerton Crescent, Manchester, M20 4PN  
Flat 7, 6 Egerton Crescent, Manchester, M20 4PN  
Flat 8, 6 Egerton Crescent, Manchester, M20 4PN  
Flat 5, 4 Egerton Crescent, Manchester, M20 4PN  
Flat 1, 11 Parsonage Road, Manchester, M20 4PW  
Flat 2, 11 Parsonage Road, Manchester, M20 4PW  
Flat 3, 11 Parsonage Road, Manchester, M20 4PW  
Flat 4, 11 Parsonage Road, Manchester, M20 4PW  
Flat 2, 32 Parsonage Road, Manchester, M20 4PE  
Flat 5, 32 Parsonage Road, Manchester, M20 4PE  
Flat 6, 32 Parsonage Road, Manchester, M20 4PE  
Flat 7, 32 Parsonage Road, Manchester, M20 4PE  
Flat 1, 12 Parsonage Road, Manchester, M20 4PQ  
Flat 2, 12 Parsonage Road, Manchester, M20 4PQ  
Flat 3, 12 Parsonage Road, Manchester, M20 4PQ  
Flat 1, 4 Parsonage Road, Manchester, M20 4PQ  
Flat 2, 4 Parsonage Road, Manchester, M20 4PQ  
Flat 3, 4 Parsonage Road, Manchester, M20 4PQ  
Flat 4, 4 Parsonage Road, Manchester, M20 4PQ  
Flat 5, 4 Parsonage Road, Manchester, M20 4PQ  
Flat 2, 290 Burton Road, Manchester, M20 8NB  
9A Egerton Crescent, Manchester, M20 9PN  
Flat 1, 30 Parsonage Road, Manchester, M20 9PQ  
First Floor Flat 2, 30 Parsonage Road, Manchester, M20 9PQ  
Flat 3, 30 Parsonage Road, Manchester, M20 9PQ  
Flat 4, 30 Parsonage Road, Manchester, M20 9PQ  
Withington Nursing Home, 64 Parsonage Road, Manchester, M20 9WR  
114 Burton Road, Manchester, M20 8JQ  
Flat 1 3 And 5, 294 Burton Road, Manchester, M20 8NB  
Flat 6, 207-209 Burton Road, Manchester, M20 8LZ  
Flat 1a, 171 Burton Road, Manchester, M20 8LN  
Flat, 110-112 Burton Road, Manchester, M20 8JQ  
Unit B, 2 Copson Street, Manchester, M20 3HE  
132-134 Burton Road, Manchester, M20 8JQ  
165A Burton Road, Manchester, M20 8LN  
165B Burton Road, Manchester, M20 8LN  
165F Burton Road, Manchester, M20 8LN  
165G Burton Road, Manchester, M20 8LN  
179 Burton Road, Manchester, M20 8LN  
Unit C, 2 Copson Street, Manchester, M20 3HE  
Unit D, 2 Copson Street, Manchester, M20 3HE  
Withington Motor Services, Morris Street, Manchester, M20 3BG  
1 Palatine Road, Manchester, M20 3LH  
2 Egerton Crescent, Manchester, M20 4PN  
19 Egerton Crescent, Manchester, M20 4PN  
Palatine Mews, 6 Palatine Road, Manchester, M20 3JB  
32 Parsonage Road, Manchester, M20 4PQ  
290 Burton Road, Manchester, M20 8NB  
2 Hill Street, Manchester, M20 3HL

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30 Parsonage Road, Manchester, M20 9PQ  
150 Burton Road, Manchester, M20 8LH  
207-209 Burton Road, Manchester, M20 8LZ  
447A Wilmslow Road, Manchester, M20 4AN  
470 Wilmslow Road, Manchester, M20 3BG  
471 Wilmslow Road, Manchester, M20 4AN  
476A Wilmslow Road, Manchester, M20 3BG  
482A Wilmslow Road, Manchester, M20 3BG  
486 Wilmslow Road, Manchester, M20 3BG  
Burton Road Family Unit, 31 Burton Road, Manchester, M20 9FA  
Flat 5, 2 Hill Street, Manchester, M20 3HL  
Flat 4, 2 Hill Street, Manchester, M20 3HL  
Flat 1, 2 Hill Street, Manchester, M20 3HL  
Flat 4, 476A Wilmslow Road, Manchester, M20 3BG  
Flat 2, 476A Wilmslow Road, Manchester, M20 3BG  
Flat 1, 476A Wilmslow Road, Manchester, M20 3BG  
Flat 1, 471 Wilmslow Road, Manchester, M20 4AN  
White Lion, 496 Wilmslow Road, Manchester, M20 3BG  
490A Wilmslow Road, Manchester, M20 3BG  
491 Wilmslow Road, Manchester, M20 4AW  
Flat 3, 476A Wilmslow Road, Manchester, M20 3BG  
Flat 2, 482A Wilmslow Road, Manchester, M20 3BG  
Flat 1, 482A Wilmslow Road, Manchester, M20 3BG  
484A Wilmslow Road, Manchester, M20 3BG  
459A Wilmslow Road, Manchester, M20 4AN  
Flat, 486 Wilmslow Road, Manchester, M20 3BG  
472A Wilmslow Road, Manchester, M20 3BG  
484 Wilmslow Road, Manchester, M20 3BG  
461 - 463 Wilmslow Road, Manchester, M20 4AL  
Flat 1, 150 Burton Road, Manchester, M20 8LH  
Flat 1, 212 Burton Road, Manchester, M20 8LW  
Flat 2, 212 Burton Road, Manchester, M20 8LW  
Flat 3, 212 Burton Road, Manchester, M20 8LW  
Flat 4, 212 Burton Road, Manchester, M20 8LW  
Flat 5, 212 Burton Road, Manchester, M20 8LW  
Flat 6, 212 Burton Road, Manchester, M20 8LW  
Flat 7, 212 Burton Road, Manchester, M20 8LW  
Flat 1, 223 Burton Road, Manchester, M20 8NA  
Flat 2, 223 Burton Road, Manchester, M20 8NA  
Flat 3, 223 Burton Road, Manchester, M20 8NA  
Flat 4, 223 Burton Road, Manchester, M20 8NA  
Flat 5, 223 Burton Road, Manchester, M20 8NA  
Flat 1, 269 Burton Road, Manchester, M20 8WA  
Flat 2, 269 Burton Road, Manchester, M20 8WA  
Flat 3, 269 Burton Road, Manchester, M20 8WA  
Flat 4, 269 Burton Road, Manchester, M20 8WA  
Flat 5, 269 Burton Road, Manchester, M20 8WA  
Flat 1, 290 Burton Road, Manchester, M20 8NB  
Flat 3, 290 Burton Road, Manchester, M20 8NB  
Flat 4, 290 Burton Road, Manchester, M20 8NB  
Flat 5, 290 Burton Road, Manchester, M20 8NB  
Flat 6, 290 Burton Road, Manchester, M20 8NB  
Flat 7, 290 Burton Road, Manchester, M20 8NB  
Flat 8, 290 Burton Road, Manchester, M20 8NB

## List No. 10

Flat 9, 290 Burton Road, Manchester, M20 8NB  
Flat 1, 37 Parsonage Road, Manchester, M20 9PS  
Flat 2, 37 Parsonage Road, Manchester, M20 9PS  
Flat 3, 37 Parsonage Road, Manchester, M20 9PS  
Flat 4, 37 Parsonage Road, Manchester, M20 9PS  
Flat 5, 37 Parsonage Road, Manchester, M20 9PS  
66 Parsonage Road, Manchester, M20 9WR  
Flat A, 66 Parsonage Road, Manchester, M20 9WR  
Flat 4, 21 Egerton Crescent, Manchester, M20 9PN  
Flat 3, Ivy Mews, 159 Burton Road, Manchester, M20 8LL  
Flat 5a, 32 Parsonage Road, Manchester, M20 9PQ  
Flat 6, 21 Egerton Crescent, Manchester, M20 9PN  
Flat 4, 77 Wellington Road, Old Moat, Manchester, M14 6BD  
Top Flats, 34 Parsonage Road, Manchester, M20 0PQ  
21 Egerton Crescent, Manchester, M20 9PN  
3 Parsonage Road, Manchester, M20 4PB  
Hampden House Psychotherapy Centre, 2-4, Palatine Road, Manchester, M20 3JA  
Withington Ale House, 496 Wilmslow Road, Manchester, M20 3BG  
498 Wilmslow Road, Manchester, M20 4BT  
500 Wilmslow Road, Manchester, M20 4BT  
Flat 1, 487 Wilmslow Road, Manchester, M20 4AN  
Flat 2, 487 Wilmslow Road, Manchester, M20 4AN  
1a, Parsonage Road, Manchester, M20 4PB  
Done Bros (cash Betting) Ltd, 487 Wilmslow Road, Manchester, M20 4AN  
Pleasure Bar, 489 Wilmslow Road, Manchester, M20 4AN  
Withinton Orthodontic Centre, 2 Parsonage Road, Manchester, M20 4PQ  
Flat 9, 1 Palatine Road, Manchester, M20 3LH  
Flat 1, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ  
Flat 2, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ  
Flat 3, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ  
Flat 4, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ  
Flat 5, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ  
Flat 6, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ  
Flat 7, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ  
Flat 10, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ  
Flat 8, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ  
Flat 9, The Parsonage, 2 Parsonage Road, Manchester, M20 4PQ  
Flat 6, 4 Parsonage Road, Manchester, M20 4PQ  
Flat 7, 4 Parsonage Road, Manchester, M20 4PQ  
472a, Wilmslow Road, Manchester, M20 3BG  
Marks Jewellers Ltd, 482 Wilmslow Road, Manchester, M20 3BG  
Majorone Ltd, 468 Wilmslow Road, Manchester, M20 3BG  
490a, Wilmslow Road, Manchester, M20 3BG  
476a, Wilmslow Road, Manchester, M20 3BG  
Faiz Newsagents, 490 Wilmslow Road, Manchester, M20 3BG  
Virgos, 456 Wilmslow Road, Manchester, M20 3BG  
Gregorys Laundry & Dry Cleaners, 462 Wilmslow Road, Manchester, M20 3BG  
The Eye Team Ltd, 458 Wilmslow Road, Manchester, M20 3BG  
Greggs Of Manchester Ltd, 466 Wilmslow Road, Manchester, M20 3BG  
Celebrations, 470 Wilmslow Road, Manchester, M20 3BG  
Cancer Research UK, 474 Wilmslow Road, Manchester, M20 3BG  
Robinsons Butchers, 478 Wilmslow Road, Manchester, M20 3BG  
Peak Pharmacy, 480 Wilmslow Road, Manchester, M20 3BG

## List No. 10

Withington Health Foods, 486-488, Wilmslow Road, Manchester, M20 3BG  
Welshod Shoe Repairs, Copson Street, Manchester, M20 3HE  
Bolton Leather Co, 11 Copson Street, Manchester, M20 3HE  
A & A Property Services, 8 Copson Street, Manchester, M20 3HE  
Albert Inn, 454 Wilmslow Road, Manchester, M20 3BG  
Doctors Surgery, 4-6, Copson Street, Manchester, M20 3HE  
Barclays Bank Plc, 461-463, Wilmslow Road, Manchester, M20 4AL  
459a, Wilmslow Road, Manchester, M20 4AN  
Videoscene, 475 Wilmslow Road, Manchester, M20 4AN  
Deva Hair Design, 477 Wilmslow Road, Manchester, M20 4AN  
Lloyds Tsb Bank Plc, 453 Wilmslow Road, Manchester, M20 4AN  
465 Wilmslow Road, Manchester, M20 4AN  
Colourbox, 481-3, Wilmslow Road, Manchester, M20 4AN  
Wild Orchid, 473 Wilmslow Road, Manchester, M20 4AN  
479 Wilmslow Road, Manchester, M20 4AN  
T & G Stores, 459 Wilmslow Road, Manchester, M20 4AN  
482a, Wilmslow Road, Manchester, M20 3BG  
D I Y Plus, 484 Wilmslow Road, Manchester, M20 3BG  
Guy Opticians, 492-494, Wilmslow Road, Manchester, M20 3BG  
Dental Surgery, 2a, Copson Street, Manchester, M20 3HE  
2b, Copson Street, Manchester, M20 3HE  
Age Concern, 2 Copson Street, Manchester, M20 3HE  
Statons Jewellers, 2 Copson Street, Manchester, M20 3HE  
Rozita Hussain, 2a, Egerton Crescent, Manchester, M20 4PN  
Booze R Us, 472 Wilmslow Road, Manchester, M20 3BG  
8a, Copson Street, Manchester, M20 3HE  
The Royal Bank Of Scotland Plc, 467 Wilmslow Road, Manchester, M20 4AN  
Phone City, 476 Wilmslow Road, Manchester, M20 3BG  
449 Wilmslow Road, Manchester, M20 4AN  
M C R Residential, 464 Wilmslow Road, Manchester, M20 3BG

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

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