

List No. 8

Didsbury West Ward	Application Number 085235/FO/2007/S2	Date of Appln 3rd Dec 2007	Committee Date 17th Jan 2008
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Proposal Removal of existing brickwork and chimney pots and replacement with GRP chimney extension incorporating 3 no. antennas with 1 no. ground base equipment cabinet

Location Weaver House, 10 Barlow Moor Road, Didsbury, Manchester, Manchester, M20 6TR

Applicant Vodaphone Ltd, Vodaphone House, The Connection, Newbury, Berkshire, RG14 2FN

Agent Waldon Telecom 510 Bristol Business Park, Coldharbour Lane, Bristol, BS16 1EJ

Description

This application relates to Weaver House which is a part 1 storey, part 2 storey, part 3 storey property with a 4 storey tower, which is used as residential flatted accommodation, comprising of 13 flats. To the east of the site is the former Barlow Moor Medical Centre, which is being converted into a pair of residential semi detached houses, to the north of the site is no. 45 Pine Road, which is a detached residential house. The property is situated on the northeast corner of Barlow Moor Road and Pine Road within a predominantly residential area of Didsbury just outside of the district centre, within the Blackburn Park Conservation Area. Weaver House is not listed.

The proposal relates to the removal of existing brickwork and chimney pots and replacement with GRP chimney extension incorporating 3 no. antennas with 1 no. ground base equipment cabinet. This chimney extension is to be installed on top of the existing chimney giving a total height of 12.56 metres compared to the existing chimney height (measured to the top of the chimney pots) of 11.3 metres in height, giving a difference in height of 1.26 metres. The associated ground base equipment cabin will be located to the rear of the property adjacent to the side boundary wall, (which is 2.8 metres high) with No. 8 Barlow Moor Road, the cabin is 1.4 metres high, 1.58 metres wide and has a depth of 0.38 metres.

Consultations

Local Residents - 40 letters of objection have been received from 34 local residents. These representations are summarised below:

1) The mobile phone masts would be unsightly and totally out of character in a conservation and residential area and will distort the structure of this beautiful building and no amount of plastic GRP will disguise this.

2) This application is a disgrace it will be unsightly, unsafe and totally unnecessary.

3) There is much supporting evidence of radiation risks of being in such close proximity to radio masts of this nature in particular (and most devastatingly so) the risk of cancer.

List No. 8

4) The chimney extension made of 'GRP' is out of keeping with the architecture of the building. It is also out of keeping in the residential area it will be situated and would be unsightly for many private homes and flats which face and overlook it.

5) It is inappropriate in the Blackburn Park conservation area. The landscape should not be altered.

6) Its appearance and position are insensitive to the community living around Weaver House. The ground base unit is unsightly and could attract vandals, making it a danger and a target for graffiti.

7) Possible noise nuisance from base station.

8) The proposed chimney extension would be visible from the windows and garden of No. 45 Pine Road, as it is within 10 metres of the property and would impose and occlude on the house and its occupants.

9) Believes the building to be listed and would detract from the character of the building.

10) The proposal would affect the architectural integrity of the building. Is astonished that the application is even being considered on such a lovely building. Buildings such as this are naturally in decline and shouldn't be further interfered with by man-made elements, which could easily be positioned in places of less significance to our cultural history.

11) The risk to health is of great concern to me regarding the health of my family. It will be within 100 metres from many homes with young families.

12) The removal of the brickwork and chimney pots would be inappropriate for a conservation area, as this would unnecessarily change the roofscape and character of a prominent building.

13) The replacement plastic chimney would not enhance the roofscape or would not be an adequate substitute for the original clay brick chimney and pots.

14) The building is already in a poor state of repair with rusting flagpoles, coping stones missing from walls, large tarmac area (often with uncollected litter, e.g. mattresses, sofas etc) poorly maintained grounds and damaged landscape planters. There is a permanent 'To-Let' sign on the front of the building and a gate missing. As there is no boundary hedgerow this is all visible to passers-by along Pine Road. The introduction of a ground box will give the building and the surrounding area an industrial feel.

15) The proposal brings commercial gain to the owner to the detriment of the Conservation area.

16) The existing chimneystack does not appear to be in poor condition and therefore its removal seems wholly unnecessary.

17) The perceived risk to health is causing great stress and anxiety.

18) Research suggests that these masts should not be placed in residential areas due to the unknown risks to health.

List No. 8

19) This is an indictment of our civil liberties and requests that the City Council protect people from people who wish to destroy their right to live freely in open spaces without a risk to their health.

20) The antennae housing would be out of proportion with the original chimney and would tower above the ridgeline. By reason of its excess height and visible cable tray, it would not be sympathetic to the original building.

21) By allowing the erection of this mast the City Council sets a precedent in allowing inappropriate structures in the conservation area.

22) The development will have a very detrimental effect in terms of loss of light and outlook to many of the houses and residents on Pine Road and Barlow Moor Road.

23) The mobile phone reception within the area is already excellent so why put so many families health at risk for no apparent added benefit.

24) The mast would be right in the middle of a heavily populated residential area and are very close to two primary schools, surely there must be a safer place to put these masts.

25) Glass reinforced plastic (GRP) will not weather in the same way as brick and would therefore be more incongruous.

26) There are several more suitable buildings to put the masts on such as Fugu, Emmanuel Church or Didsbury Library, as opposed to within a residential area.

Ward Councillors - Councillor Graham Shaw has asked the following questions:

It would be helpful if you could confirm that the Conservation Officer is aware of this application and has no objection to it.

Secondly I am interested in the nature of the GRP chimney extension. It looks like brick on the mock-ups, but it would be nice to see the real thing. I have been told that there are already phone masts inside a GRP "chimney" on the Clock Tower, 700 Wilmslow Road, which is very close by. Is this true?

John Leech MP - forwarded concerns from some of his constituents and requested that consideration be given to the points raised and asked whether a ground base that is more than 2.5 cubic metres that is to be installed in a conservation area, must have full planning, and if so, how big the ground base for this particular application will be.

Issues

The Unitary Development Plan for the City of Manchester - The application site is allocated within the UDP as falling within the Blackburn Park Conservation Area. The following policies are relevant to the consideration of the proposed development.

Policy DC17.1, "Telecommunications", states that applications for telecommunications will normally be approved if the Council can be satisfied that the development has been sited and designed to minimise its impact on

List No. 8

residential amenity and in environmentally sensitive areas. The City Council will expect the potential of existing buildings and masts to be fully explored before agreeing to additional separate development.

Policy DC18.1a, "Conservation Areas" states that the Council will give particularly careful consideration to development proposals within Conservation Areas.

a. The Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering the following issues:

- i) the relationship of new structures to neighbouring buildings and spaces;
- ii) the effect of major changes to the appearance of existing buildings;
- iii) the desirability of retaining existing features, such as boundary walls, gardens, trees, (including street trees);

Policy H2.2 states that the Council will not allow development that will have an unacceptable impact on residential areas. The matters that the Council will consider include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.

In addition to the above, central government provide national planning guidance in the form of Planning Policy Guidance Notes (PPGs) and more recently on some planning issues, Planning Policy Statements (PPSs).

PPS1 'Delivering Sustainable Development' underpins the planning system and sets out the overarching policies on the delivery of sustainable development. Emphasis is placed on the need for good design to ensure attractive, usable, durable and adaptable places.

PPG8 'Telecommunications' sets out the Government's guidance on planning for telecommunication development. This includes guidance on radio masts, towers, antennas of all kinds, radio equipment housing, public call boxes, cabinets, poles and overhead wires. The aim of telecommunication policy is to ensure that people have choice for their telecommunication service, a wide range of services and equitable access to the latest technologies.

PPG15, "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 granting of planning permission,..."

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

List No. 8

Principle - It is considered that the proposed development may be acceptable in principle if it would not pose significant or material harm to the amenity of adjoining residents or significantly exacerbate any negative impact on the character of the conservation area.

The provision of good telecommunications coverage across the City is an objective of the City Council. This type of proposal is the preferred option for a conservation area (as opposed to monopoles which cause street clutter) and has been successfully achieved in such a discreet manner as this at 700 Wilmslow Road. The small-scale equipment cabin will be located immediately adjacent to a much higher boundary wall and will be screened in views from the residential area to the east.

Consultation - Prior consultation was carried out by the operator on the specific proposals for the site. The assessment for this and the consultation strategy was based upon the best practice approach adopted by mobile phone operators.

Visual Amenity - The chimney extension design is considered to be the least visually intrusive option for an installation at this location. The GRP extension will match the brickwork of the existing chimney and it is felt that the extension will not result in an unacceptable change to existing views, thereby maintaining the character and the appearance of the Blackburn Park Conservation Area. This is considered preferable in environmental terms to alternative design solutions to meet the operator's technical requirements. For example, an additional mast structure or monopole located elsewhere, or in the street scene, which would require more prominent support apparatus. The benefit of siting the proposed antennas within the GRP chimney extension is that the amount of additional apparatus required is minimised.

The applicant has offered to place the chimney pots on top of the proposed chimney extension should this be considered to be more visually beneficial, this has not been incorporated as part of the proposal as the applicant is trying to minimise the overall height of the proposal in order to be more in keeping with the height and scale of development within the area.

Need for proposal - This proposal has been put forward as there is an ongoing deficiency of 3G coverage, which has been identified within the Didsbury area. If approved this proposal would increase the coverage within the surrounding area ensuring that Vodafone customers do not experience non-coverage and dropped calls. The existing GRP shrouds mounted on the chimneys at the former Clock Tower public house are by another operator (O2) and as such do not aid the network coverage of Vodafone.

Health and Safety - The application has been accompanied by an ICNIRP certificate (International Commission on Non-Ionising Radiation Protection). This declares that the proposed equipment and installation conforms to public exposure guidelines and is accepted by the World Health Organisation as an appropriate safeguard.

The proposed equipment will transmit radio waves at extremely low power levels and it is confirmed that these power levels take into account both existing and proposed equipment at the site and will conform to ICNIRP guidelines in all areas accessible by the public.

List No. 8

Paragraph 98 of PPG8 states that it is the government's firm view that the planning system is not the place for determining health safeguards. It goes on to say that if installations meet ICNIRP guidelines for public exposure, it should not be necessary for the Local Planning Authority to consider further health aspects and concerns about them when determining an application. As the application in this instance was accompanied by a certificate as to ICNIRP compliance, this is satisfactory in terms of any radiation or health concerns.

With regard to this proposal, the Council places more weight on government advice that the provided the proposal meets ICNIRP guidelines that is conclusive as to safety. In relation to this proposal, it is not considered that the generalised concern expressed by all objectors amounts to any exceptional circumstances as to cause the Council to depart from guidance and therefore health concerns should not be considered further.

Alternative Locations - A number of alternative locations were investigated as alternative locations for the siting of the proposed equipment. The exercise established that the only telecommunications site suitable and available for use is the current application site. Sites investigated included, existing monopoles at various locations around Didsbury, such as junction of Lapwing Lane and Palatine Road, but it was considered that they could not accommodate the modifications needed without significant increase in height and bulk, which would make them visually obtrusive and thus unacceptable. The Emmanuel Church was also considered but as this is a Grade II listed building it was considered that the application site as applied for is more suitable as it is not listed. All these sites were discounted due to not being available for use, leasing arrangements or a lack of structural capacity to accommodate additional apparatus and antennas. The subject site was selected as the only real choice that accords with both national and local policy and guidance.

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 APPROVE

on the basis that the proposal is being successfully accommodated in a positive design solution in accord with the City Council's Unitary Development Plan in particular policies DC17, DC18 and H2.2, that the proposal does not create an overly prominent feature within the Blackburn Park conservation area and does

List No. 8

not detract from the character of the Blackburn Park conservation area, and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

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

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

2) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: 41-147/44489D/001 B, 41-147/44489D/0021 B, 41-147/44489D/003 B, 41-147/44489D/004 B and 41-147/44489D/006 B, stamped as received 3rd December 2007.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies DC17, DC18 and H2.2 of the Manchester Unitary Development Plan.

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: 085235/FO/2007/S2 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

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

Blackburn Park Conservation Society
Didsbury Civic Society
8 Eversley Road, Manchester, M20 2FG
Conibear Design Associates, 6 Barlow Moor Road, Manchester, M20 6TR
Crossroads Care Manchester Ltd, 6 Barlow Moor Road, Manchester, M20 6TR
Protem, 6 Barlow Moor Road, Manchester, M20 6TR
Flat, 33-35, Barlow Moor Road, Manchester, M20 6TW
Flat 1, Victoria Court, Victoria Avenue, Manchester, M20 1FR
Flat 2, Victoria Court, Victoria Avenue, Manchester, M20 1FR
Flat 3, Victoria Court, Victoria Avenue, Manchester, M20 1FR
Flat 4, Victoria Court, Victoria Avenue, Manchester, M20 1FR
Flat 5, Victoria Court, Victoria Avenue, Manchester, M20 1FR
Flat 6, Victoria Court, Victoria Avenue, Manchester, M20 1FR
Flat 7, Victoria Court, Victoria Avenue, Manchester, M20 1FR
Flat 8, Victoria Court, Victoria Avenue, Manchester, M20 1FR
Flat 9, Victoria Court, Victoria Avenue, Manchester, M20 1FR
Station Hotel, 682 Wilmslow Road, Manchester, M20 2DN
Carringtons, 688-690, Wilmslow Road, Manchester, M20 2DN
Manchester City Council, Didsbury Library, 692 Wilmslow Road, Manchester, M20 2DN
Saints & Scholars, 694 Wilmslow Road, Manchester, M20 2DN
Wren Properties, 696 Wilmslow Road, Manchester, M20 2DN
Squires, 700 Wilmslow Road, Manchester, M20 2DN

List No. 8

15 Claremont Grove, Manchester, M20 2QL
18 Osborne Street, Manchester, M20 2QZ
23 Osborne Street, Manchester, M20 2QZ
25 Osborne Street, Manchester, M20 2QZ
27 Osborne Street, Manchester, M20 2QZ
29 Osborne Street, Manchester, M20 2QZ
31 Osborne Street, Manchester, M20 2QZ
690a, Wilmslow Road, Manchester, M20 2DN
26 Barlow Moor Road, Manchester, M20 2GJ
Flat 2-5, 12 Barlow Moor Road, Manchester, M20 2GJ
14 Barlow Moor Road, Manchester, M20 2GJ
16 Barlow Moor Road, Manchester, M20 2GJ
18 Barlow Moor Road, Manchester, M20 2GJ
28 Barlow Moor Road, Manchester, M20 2GJ
30 Barlow Moor Road, Manchester, M20 2GJ
32 Barlow Moor Road, Manchester, M20 2GJ
34 Barlow Moor Road, Manchester, M20 2GJ
36a, Barlow Moor Road, Manchester, M20 2GJ
36 Barlow Moor Road, Manchester, M20 2GJ
17 Victoria Avenue, Manchester, M20 2GY
Flat 2, 9 Victoria Avenue, Manchester, M20 2GY
19 Victoria Avenue, Manchester, M20 2GY
Flat 3, 9 Victoria Avenue, Manchester, M20 2GY
23a, Victoria Avenue, Manchester, M20 2GY
23b, Victoria Avenue, Manchester, M20 2GY
11 Claremont Grove, Manchester, M20 2QL
9 Claremont Grove, Manchester, M20 2QL
Flat 6, 12 Barlow Moor Road, Manchester, M20 2GJ
Clean, 678 Wilmslow Road, Manchester, M20 2DN
Super Homemaker Store, 684-686, Wilmslow Road, Manchester, M20 2DN
Flat 1, 12 Barlow Moor Road, Manchester, M20 2GJ
7 Claremont Grove, Manchester, M20 2QL
5 Victoria Avenue, Manchester, M20 2GY
13 Claremont Grove, Manchester, M20 2QL
21 Victoria Avenue, Manchester, M20 2GY
2 Osborne Street, Manchester, M20 2QZ
4 Osborne Street, Manchester, M20 2QZ
6 Osborne Street, Manchester, M20 2QZ
8 Osborne Street, Manchester, M20 2QZ
10 Osborne Street, Manchester, M20 2QZ
12 Osborne Street, Manchester, M20 2QZ
14 Osborne Street, Manchester, M20 2QZ
16 Osborne Street, Manchester, M20 2QZ
Aldi Foodstore Ltd, 674 Wilmslow Road, Manchester, M20 2DN
2 Victoria Avenue, Manchester, M20 2GZ
4 Victoria Avenue, Manchester, M20 2GZ
6 Victoria Avenue, Manchester, M20 2GZ
8 Victoria Avenue, Manchester, M20 2GZ
10 Victoria Avenue, Manchester, M20 2GZ
12 Victoria Avenue, Manchester, M20 2GZ
14 Victoria Avenue, Manchester, M20 2GZ
16 Victoria Avenue, Manchester, M20 2GZ
1 Norgate Street, Manchester, M20 2DG
3 Norgate Street, Manchester, M20 2DG
5 Norgate Street, Manchester, M20 2DG

List No. 8

7 Norgate Street, Manchester, M20 2DG
9 Norgate Street, Manchester, M20 2DG
6 Eversley Road, Manchester, M20 2FG
Flat A1, Elm Court, Barlow Moor Road, Manchester, M20 2QQ
Flat A2, Elm Court, Barlow Moor Road, Manchester, M20 2QQ
Flat A3, Elm Court, Barlow Moor Road, Manchester, M20 2QQ
Flat A4, Elm Court, Barlow Moor Road, Manchester, M20 2QQ
Flat A5, Elm Court, Barlow Moor Road, Manchester, M20 2QQ
Flat B1, Elm Court, Barlow Moor Road, Manchester, M20 2QQ
Flat B2, Elm Court, Barlow Moor Road, Manchester, M20 2QQ
Flat B3, Elm Court, Barlow Moor Road, Manchester, M20 2QQ
Flat B4, Elm Court, Barlow Moor Road, Manchester, M20 2QQ
Flat C1, Elm Court, Barlow Moor Road, Manchester, M20 2QQ
Flat C2, Elm Court, Barlow Moor Road, Manchester, M20 2QQ
Flat C3, Elm Court, Barlow Moor Road, Manchester, M20 2QQ
Flat C4, Elm Court, Barlow Moor Road, Manchester, M20 2QQ
2 Eversley Road, Manchester, M20 2FL
4 Eversley Road, Manchester, M20 2FL
15 Victoria Avenue, Manchester, M20 2GY
1 Victoria Avenue, Manchester, M20 2GY
11 Victoria Avenue, Manchester, M20 2GY
1 Grenfell Road, Manchester, M20 6TG
11 Grenfell Road, Manchester, M20 6TG
13 Grenfell Road, Manchester, M20 6TG
Flat 2, 15 Grenfell Road, Manchester, M20 6TG
25 Grenfell Road, Manchester, M20 6TG
27 Grenfell Road, Manchester, M20 6TG
29 Grenfell Road, Manchester, M20 6TG
3 Grenfell Road, Manchester, M20 6TG
31 Grenfell Road, Manchester, M20 6TG
33 Grenfell Road, Manchester, M20 6TG
35 Grenfell Road, Manchester, M20 6TG
37 Grenfell Road, Manchester, M20 6TG
39 Grenfell Road, Manchester, M20 6TG
41 Grenfell Road, Manchester, M20 6TG
43 Grenfell Road, Manchester, M20 6TG
45 Grenfell Road, Manchester, M20 6TG
47 Grenfell Road, Manchester, M20 6TG
5 Grenfell Road, Manchester, M20 6TG
7 Grenfell Road, Manchester, M20 6TG
9 Grenfell Road, Manchester, M20 6TG
10 Grenfell Road, Manchester, M20 6TQ
12 Grenfell Road, Manchester, M20 6TQ
14 Grenfell Road, Manchester, M20 6TQ
16 Grenfell Road, Manchester, M20 6TQ
18 Grenfell Road, Manchester, M20 6TQ
2 Grenfell Road, Manchester, M20 6TQ
20 Grenfell Road, Manchester, M20 6TQ
22 Grenfell Road, Manchester, M20 6TQ
24 Grenfell Road, Manchester, M20 6TQ
26 Grenfell Road, Manchester, M20 6TQ
28 Grenfell Road, Manchester, M20 6TQ
30 Grenfell Road, Manchester, M20 6TQ
32 Grenfell Road, Manchester, M20 6TQ
34 Grenfell Road, Manchester, M20 6TQ

List No. 8

36 Grenfell Road, Manchester, M20 6TQ
6 Grenfell Road, Manchester, M20 6TQ
8 Grenfell Road, Manchester, M20 6TQ
10 Churchwood Road, Manchester, M20 6TY
12 Churchwood Road, Manchester, M20 6TY
14 Churchwood Road, Manchester, M20 6TY
16 Churchwood Road, Manchester, M20 6TY
18 Churchwood Road, Manchester, M20 6TY
2 Churchwood Road, Manchester, M20 6TY
20 Churchwood Road, Manchester, M20 6TY
22 Churchwood Road, Manchester, M20 6TY
24 Churchwood Road, Manchester, M20 6TY
26 Churchwood Road, Manchester, M20 6TY
32 Churchwood Road, Manchester, M20 6TY
34 Churchwood Road, Manchester, M20 6TY
36 Churchwood Road, Manchester, M20 6TY
38 Churchwood Road, Manchester, M20 6TY
4 Churchwood Road, Manchester, M20 6TY
40 Churchwood Road, Manchester, M20 6TY
42 Churchwood Road, Manchester, M20 6TY
44 Churchwood Road, Manchester, M20 6TY
46 Churchwood Road, Manchester, M20 6TY
48 Churchwood Road, Manchester, M20 6TY
50 Churchwood Road, Manchester, M20 6TY
52 Churchwood Road, Manchester, M20 6TY
6 Churchwood Road, Manchester, M20 6TY
8 Churchwood Road, Manchester, M20 6TY
20 Pine Road, Manchester, M20 6UZ
22 Pine Road, Manchester, M20 6UZ
24 Pine Road, Manchester, M20 6UZ
26 Pine Road, Manchester, M20 6UZ
27 Pine Road, Manchester, M20 6UZ
29 Pine Road, Manchester, M20 6UZ
30 Pine Road, Manchester, M20 6UZ
31 Pine Road, Manchester, M20 6UZ
33 Pine Road, Manchester, M20 6UZ
34 Pine Road, Manchester, M20 6UZ
35 Pine Road, Manchester, M20 6UZ
37 Pine Road, Manchester, M20 6UZ
39 Pine Road, Manchester, M20 6UZ
41 Pine Road, Manchester, M20 6UZ
43 Pine Road, Manchester, M20 6UZ
45 Pine Road, Manchester, M20 6UZ
1 Oakfield Road, Manchester, M20 6XA
2 Oakfield Road, Manchester, M20 6XA
3 Oakfield Road, Manchester, M20 6XA
4 Oakfield Road, Manchester, M20 6XA
6 Oakfield Road, Manchester, M20 6XA
The Stables 2-4, Davenfield Road, Manchester, M20 6UP
Flat 2, Davenfield House 1-3, Davenfield Road, Manchester, M20 6TL
Flat 3, Davenfield House 1-3, Davenfield Road, Manchester, M20 6TL
Flat 4, Davenfield House 1-3, Davenfield Road, Manchester, M20 6TL
Flat 5, Davenfield House 1-3, Davenfield Road, Manchester, M20 6TL
10 Parkfield Road South, Manchester, M20 6DB
12 Parkfield Road South, Manchester, M20 6DB

List No. 8

8 Parkfield Road South, Manchester, M20 6DB
Flat 1, 15 Grenfell Road, Manchester, M20 6TG
51 Barlow Moor Road, Manchester, M20 6TP
53 Barlow Moor Road, Manchester, M20 6TP
55 Barlow Moor Road, Manchester, M20 6TP
57 Barlow Moor Road, Manchester, M20 6TP
59 Barlow Moor Road, Manchester, M20 6TP
61 Barlow Moor Road, Manchester, M20 6TP
63 Barlow Moor Road, Manchester, M20 6TP
65 Barlow Moor Road, Manchester, M20 6TP
Flat 1, Weaver House, 10 Barlow Moor Road, Manchester, M20 6TR
8 Barlow Moor Road, Manchester, M20 6TR
65a, Barlow Moor Road, Manchester, M20 6TP
1a, Oakfield Road, Manchester, M20 6XA
Flat 1, Elizabeth House 57a, Barlow Moor Road, Manchester, M20 6TP
Flat 2, Elizabeth House 57a, Barlow Moor Road, Manchester, M20 6TP
Wooley Printers, 31 Barlow Moor Road, Manchester, M20 6TW
Healthy Spirit Ltd, 37 Barlow Moor Road, Manchester, M20 6TW
Manchester Rent A Home, 39 Barlow Moor Road, Manchester, M20 6TW
41 Barlow Moor Road, Manchester, M20 6TW
Feel Creative, 45 Barlow Moor Road, Manchester, M20 6TW
Zero, 47 Barlow Moor Road, Manchester, M20 6TW
32 Pine Road, Manchester, M20 6UZ
37 Ward Street, Manchester, M20 6TJ
39 Ward Street, Manchester, M20 6TJ
31a, Ward Street, Manchester, M20 6TJ
41a, Ward Street, Manchester, M20 6TJ
45 Ward Street, Manchester, M20 6TJ
2 Oriel Road, Manchester, M20 6XF
4 Oriel Road, Manchester, M20 6XF
Flat 3, 15 Grenfell Road, Manchester, M20 6TG
Flat 4, 15 Grenfell Road, Manchester, M20 6TG
Flat 3, Elizabeth House 57a, Barlow Moor Road, Manchester, M20 6TP
St. James & Emmanuel Church, 6 Barlow Moor Road, Manchester, M20 6TR
35 Ward Street, Manchester, M20 6TJ
17 Grenfell Road, Manchester, M20 6TG
19 Grenfell Road, Manchester, M20 6TG
21 Grenfell Road, Manchester, M20 6TG
Flat 1, Davenfield House 1-3, Davenfield Road, Manchester, M20 6TL
Flat 2, Weaver House, 10 Barlow Moor Road, Manchester, M20 6TR
Flat 3, Weaver House, 10 Barlow Moor Road, Manchester, M20 6TR
Flat 4, Weaver House, 10 Barlow Moor Road, Manchester, M20 6TR
Flat 5, Weaver House, 10 Barlow Moor Road, Manchester, M20 6TR
Flat 6, Weaver House, 10 Barlow Moor Road, Manchester, M20 6TR
Flat 7, Weaver House, 10 Barlow Moor Road, Manchester, M20 6TR
Flat 8, Weaver House, 10 Barlow Moor Road, Manchester, M20 6TR
Flat 9, Weaver House, 10 Barlow Moor Road, Manchester, M20 6TR
Flat 10, Weaver House, 10 Barlow Moor Road, Manchester, M20 6TR
Flat 11, Weaver House, 10 Barlow Moor Road, Manchester, M20 6TR
Flat 12, Weaver House, 10 Barlow Moor Road, Manchester, M20 6TR
Flat 13, Weaver House, 10 Barlow Moor Road, Manchester, M20 6TR
13 Victoria Avenue, Manchester, M20 2GY
23 Victoria Avenue, Manchester, M20 2GY
3 Victoria Avenue, Manchester, M20 2GY
7 Victoria Avenue, Manchester, M20 2GY

List No. 8

Hopscotch Footwear Ltd, 680 Wilmslow Road, Manchester, M20 2DN
15 Osborne Street, Manchester, M20 2QZ
17 Osborne Street, Manchester, M20 2QZ
47a, Barlow Moor Road, Manchester, M20 6TW
Mullins & Ingham Joinery Ltd, The Workshop, Ward Street, Manchester, M20 6TJ
49 Barlow Moor Road, Manchester, M20 6TW
36b, Barlow Moor Road, Manchester, M20 2GJ
The Manchester Consultancy Group Ltd, St. James House, 676 Wilmslow Road, Manchester, M20 2DN
Mcdonnell Haydock Residential Lettings, 698 Wilmslow Road, Manchester, M20 2DN
A B C Estates, 33-35, Barlow Moor Road, Manchester, M20 6TW
43 Barlow Moor Road, Manchester, M20 6TW

Representations were received from the following third parties:

Mr Steve Taylor, 13 Victoria Avenue, Didsbury, Manchester, M20
Mrs Katie Jacobs, 30 Pine Road, Didsbury, Manchester, M20 6UZ
Penny Skerrett, 2 Eversley Road, Didsbury
Dr Kay Smith, 4 Oakfield Road, Didsbury, Manchester, M20 6XA
Mrs Joanne Walker, 1 Oakfield Road, Didsbury, Manchester, M20 6XA
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