

Application Number	Date of Appln	Committee Date	Ward
086354/FO/2008/S1	27th Jun 2008	21st Aug 2008	Whalley Range Ward

Proposal Erection of 14 x 3 storey semi-detached houses and garages and re-organisation of playing pitch to allow repositioning of cricket nets to south east corner

Location South West Manchester Cricket Club, Ellesmere Road, Whalley Range, Manchester, M21 0SG

Applicant South West Manchester Cricket Club, Ellesmere Road, Whalley Range, Manchester, M21 0SG

Agent DPW Design 183 Wellington Road North, Stockport, SK4 2PD

Description

The application site relates to the northern perimeter of South West Manchester Cricket Club and consumes an area of approximately 0.28 hectares. The site fronts Brantingham Road to the north and backs onto the remaining cricket pitch and ancillary facilities at its southern boundary. Aside from the cricket pitch to the south, the site is bordered predominantly by residential properties along Egerton Road North to the west and St. Werburgh's Road to the east. At the far southern end of the cricket ground, the residential roads of Ellesmere Road and Chandos Road run perpendicular to the site. At present the site is enclosed at the Brantingham Road side by a concrete panel fence.

With regard to this application, it is proposed to erect 14 terraced dwellings linked by single storey garages. The proposed dwellings comprise of two different house types consisting of 7 x 3 storey, 4 bedroom properties and 7 x 2 storey, 4 bedroom properties. All properties make use of the roof void to provide living accommodation and include a single rear dormer, together with first floor, rear balconies which overlook the cricket pitch. The proposed dwellings will face the existing residential properties along Brantingham Road and include front and rear gardens, together with a driveway and garage for off-road car parking provision.

The applicant states that the aim of the proposed scheme relates to the rationalisation of the cricket club's land in order to release an ancillary and unneeded, area of sports pitch for housing. Profits from the sale of the houses would be reinvested back into the cricket club to enhance facilities and the cricket offer at the club. This would be secured by way of a legal agreement.

In order to facilitate the proposed dwellings, the application also includes the reorganisation of the cricket pitch and the repositioning of the practice cricket nets in the south-east corner of the ground. The reconfigured cricket pitch, square and boundary will remain the same size as existing and would be achieved by moving the cricket pitch to the south and therefore freeing up surplus land for the proposed housing on the northern perimeter.

The current scheme relates to an amended scheme to that originally submitted. The proposal has been modified to address previous concerns regarding the

height of the proposed dwellings, impact on the street-scene, elevational design detail and the retention of street trees along Brantingham Road. The application has subsequently been consulted upon.

Consultations

Local residents - 23 letters of objection has been received as part of the original consultation process. 6 letters of which came from the same 3 addresses. A petition of objection has also been received with 47 signatures.

Following the submission of revised plans and a subsequent reconsultation, 6 further letters of objection have been received. 3 of these letters have come from the same address and all have previously objected. These objections are summarised below:

(i) The justification for the development is to improve the cricket pitch and provide new practice nets. The state of the pitch should be maintained by qualified grounds staff and could be achieved through increased membership fees or grants.

(ii) Three storey houses are out of character with this end of Brantingham Road. This would also result in properties being overlooked due to the elevation of these proposed properties.

(iii) The plans do not allow for adequate off road car parking. The road is already congested due to the traffic calming measures in place on Brantingham Road. The proposed driveway are also too narrow and the proposed houses would lead to increased traffic, noise and disturbance.

(iv) The proposed rear balconies will impact upon the privacy of residents on St. Wertburghs Road and reduce sunlight to surrounding properties.

(v) The loss of trees on the cricket ground will have detrimental impact on the environment and character of the area.

(vi) Too may houses are crammed onto a plot that is too small.

(vii) The proposed design of the houses are out of character with the surrounding area and will affect the view currently offered to residents on the opposite side of Brantingham Road

(viii) The principle of developing on greenfield rather than brownfield land should be questioned. The proposal would also result in the loss of valuable amenity space.

(ix) There are concerns that the proposed garages would be converted into additional living accommodation removing off road car parking provision.

In addition to the above, 1 letter of support has been received. This viewpoint is summarised below:

(i) I do not object to new houses at this location. Building houses at this location will prevent people climbing over the fence and prevent thieves using

this fence as an access route to people's houses through their gardens. In addition, new houses will look more attractive in the area than the concrete panel fence.

Sport England - The proposed development will be located at the northern part of the cricket pitch. The practice nets which are currently located at the northern part of the site will be repositioned to the south east of the site. As such, the proposed development will not impact on an area of playing field which is capable of forming part of the cricket pitch. Given this, Sport England are satisfied that the proposal would not lead to the loss of or would prejudice the use of all or any part of the playing field. Moreover, the proposal would not result in the loss or inability to make use of a playing pitch (including the maintenance of adequate safety margins) or the reduction in the size of a playing area or any other sporting/ancillary facilities on site. This being the case, Sport England does not wish to raise an objection to this application.

Environmental Health - No objection in principle to the proposal.

Highway Engineers - There are no major highway objections to this proposal. Garage doors are narrow in width but driveways are likely to be adequate enough to prevent residents parking on the street. Dwarf walls and railings will allow good pedestrian visibility and access appears unchanged to the club car park.

Greater Manchester Policy (Architectural Liaison Unit) - No objection to the proposal.

Landscape Practice - Any trees removed should be replaced with suitable species and more planting should be provided within the front and rear gardens. More trees should be planted around the proposed new practice nets to minimise the impact to the existing housing.

Green Space Division - The street trees are of high amenity value and should be retained.

Ellesmere and Chandos Roads Residents Association - We are disappointed that South West Manchester Cricket Club feel it necessary to develop part of its estate in this way and the loss of green space should be lamented. However, the financial realities are understood and as such it is believed that there is no alternative to redevelopment in order to secure its long-term future. With this mind, rather than opposing the development in principle there are concerns regarding public safety and increased noise and disturbance by moving the wicket and boundaries of the cricket pitch further to the residential properties on the southern boundary. There are also concerns regarding the loss of green space. It is considered that this would have a negative impact upon local wildlife in the area.

Issues

Unitary Development Plan (UDP) - There are no site specific policies relating to the application site. However, the following the city-wide policies are relevant to this proposal:

Policy H1.2 seeks to ensure that the housing stock contains a wide range of housing types to meet the needs of all people living in Manchester.

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 it's impact in terms of noise, vibration, traffic generation, road safety and air pollution

Policy H2.7 - refers to new housing schemes and states that new housing development should be of a high standard of design and make a positive contribution towards improving the City's environment.

Policy DC7.1 - seek to ensure that new housing is accessible at ground floor level. All new family homes should also be designed so as to be safe areas within which children can play.

Policy L1.2 - Existing outdoor sporting facilities and recreational areas will be protected from development unless appropriate replacement facilities can be provided in advance or it can be shown that adequate facilities exist within the local area. Opportunities will be taken to improve the range and quality of facilities, especially in inner areas of the city.

Regional Spatial Strategy - In terms of regional policy, the Draft North West Plan (The Regional Spatial Strategy) was submitted to Government on 30th January 2006. The Regional Spatial Strategy forms part of the statutory development plan for every Local Authority in the North West and provides a framework for development and investment over the next fifteen to twenty years.

A public consultation on the proposed changes to the Draft Regional Spatial Strategy was launched on 20th March 2008. The proposed changes to the draft strategy take account of the recommendations of the independent panel of Inspectors following the examination in public into the draft strategy between November 2006 and February 2007.

The following policy is considered relevant:

Policy UR1 - sets targets for the recycling of land and buildings. The redevelopment and re-use of vacant sites and buildings should be a priority and additional development should be encouraged to make best use of such sites at sustainable locations.

In addition to the above, central government provides national planning guidance in the form of Planning Policy Guidance Notes (PPG) and on some planning issues, Planning Policy Statements (PPS).

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

PPS3 'Housing' highlights that the majority of new housing should be located on brownfield land. The guidance also states that the planning system should deliver:

- High quality housing that is well designed and built to a high standard.
- A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas both urban and rural.
- A sufficient quantity of housing taking into account need and demand and seeking to improve choice.
- Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key service and infrastructure.

PPG17 'Planning for Open Space, Sport and Recreation' - outlines how the planning system can help deliver accessible, high quality and sustainable open spaces and sport and recreation facilities which meet local needs and prevent the erosion of such facilities from insensitive development or the incremental loss of sites. In considering planning applications - either within or adjoining open space, Local Authorities should weigh any benefits being offered to the community against the loss of open space that will occur.

A Sporting Future for the Playing Fields of England - This is a planning policy statement prepared by Sport England and refers to applications for development on playing fields. Within this document, the following policies are considered relevant:

E3 - Proposed development should affect only land incapable of forming, or forming part of playing pitch and should not result in the loss of or inability to make use of any playing field (including maintenance of adequate safety margins, a reduction in size of playing areas or the loss of any sporting/ancillary facilities on site.

E4 - The playing field that would be lost as a result of the proposed development should be replaced by a playing field of equivalent or better quality and equivalent quantity in a suitable location and subject to equivalent or better management arrangement prior to the commencement of development.

The Guide to Development in Manchester - This is a City Council supplementary planning document (SPD). This document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

Principle - The principle of the proposed scheme is considered acceptable. There are no policies restricting additional housing numbers, and the loss of open space at the cricket ground to facilitate housing is considered satisfactory in terms of Government guidance contained within PPG 17 'Planning for Open Space, Sport and Recreation'. At paragraph 15 it states in part that planning permission should not be granted for development involving playing fields, unless the proposed development is ancillary to the use of the site as a playing field and does not adversely affect the quantity or quality of pitches and that the playing fields that would be lost as a result of the proposed development, would be replaced by a playing field of an equivalent or better quantity and quality in suitable location.

It is believed that the land proposed to be developed for housing is surplus to the sporting needs of the club and will facilitate essential cricketing benefits for the club, resulting in a better pitch rather than adversely affecting the quality of the existing pitch. The benefits being offered to the cricketing facilities would support the existing recreational use and provide for enhanced recreational use. As such, the proposal would accord with the policy tests contained within PPG17.

Further to the above, the proposal is also deemed to accord with Policies E3 and E4 of Sport England's policy 'A Sporting Future for the Playing Fields of England'. The proposed changes would not result in the loss or the inability to make use of a playing field, safety margins or ancillary facilities and the proposed development would be linked to providing a better quality pitch in a suitable location. As such, the proposal would comply with these tests. It should also be noted that Sport England who were consulted both prior and after the submission of a planning application, did not raise any objection to the proposed scheme.

In relation to the proposed dwellings, the height, design and massing of the proposed dwellings are considered acceptable for this location and would not give rise to any significant, undue impact on residential amenity or upon the character of the area. The proposed dwellings are to be located within an almost entirely residential area and would lie between two storey properties to the west and three storey properties to the east. In terms of density, the proposed housing scheme would accord with PPS3 'Housing' with regard to the acceptable number of dwellings per hectare.

Scale and Massing - The proposed scale and massing of the proposed houses are considered acceptable in this location. The proposed third storey element of the proposed dwellings is incorporated within the roof space and would utilise skylights and dormers to provide the necessary light. As such, the proposed dwellings would be lower in height than a normal, three-storey house and would not be overbearing to surrounding properties. Although the majority of the immediate surrounding area consists of two-storey semi-detached dwellings, a row of terraced properties lie immediately adjacent on the site's western boundary along Brantingham Road. The proposed dwellings which are only described as terraced due to their link by single storey garages would not therefore form an unacceptable feature in the area. The revised scheme also introduces a second house type which means the central, three pairs of dwellings are lower in height than the two pairs of dwellings on either side. This

variation in height reduces any feeling that the dwellings would have any overbearing impact and provides an acceptable scale of development at this part of Brantingham Road.

Design - The proposed dwellings aim to reflect and complement the existing built form in the area and are simple and traditional in appearance. The revised scheme which incorporates a second house type into the scheme also allows for interest in the street-scene and would prevent a monotonous wall of dwellings by allowing for variations in height and elevational detail.

Access - The scheme is disabled accessible or capable of adaptation. Level access has been provided into the front and rear of the proposed dwellings and toilet facilities have been provided on the ground floor.

Landscaping/Amenity Space - All properties incorporate front and rear gardens and as such, sufficient outdoor space is considered to have been provided. Notwithstanding the details submitted, a condition has also been inserted which will require the submission of a full landscaping scheme which will detail species and location of additional landscaping to be incorporated and further measures to provide screening.

Trees - The original drawings involved the removal of street trees as part of the proposal. However, following negotiations, the applicant has agreed to retain these trees due to their high amenity value and also to provide some additional street trees as part of a legal agreement. The new street trees will also be located on the Brantingham Road frontage.

Residential Amenity - It is not considered that the proposed dwellings within a residential area will have any significant, unreasonable, detrimental impact upon the amenity of nearby residents. Some residents on the opposite side of Brantingham Road have raised concerns over the loss of the view to the cricket pitch. However, it should be noted that there is no right to a view and the proposed dwellings are located a sufficient distance away so not impinge upon privacy as would be the case in a traditional street pattern. Moreover, the gaps between the proposed dwellings will still allow for light to penetrate and allow a view through to the cricket ground and therefore still giving a feeling of openness.

In addition to the above, concerns have been raised regarding the relocation of the cricket practice nets to the south eastern corner of the ground and the possibility that they will lead to increased noise and disturbance. The use of the ground for cricket purposes is a long-standing use and therefore it is not considered unreasonable for the cricket club to relocate ancillary facilities. It is also considered that the relocation of the nets is unlikely to lead to increased disturbance or more than is currently the case and that expected of a cricketing use. With regard to any impact upon visual amenity, additional screening will be sought as part of the required landscaping proposal.

Car Parking - Concerns have been raised over the possibility of increased on-street car parking in the locality and that this would cause highway problems. Each dwelling however has been provided with a driveway and individual garages and is therefore capable of accommodating 2 vehicles off road. Such

provision is considered wholly acceptable and would not give rise to any significant highway problems.

Affordability - In terms of affordable housing, PPS3 advises Local Planning Authorities should set targets for affordable housing in their area. Where such targets for affordable housing are not evidenced by the Local Planning Authority, PPS3 advises that the national target of 15 is the applicable trigger. In this instance therefore, it is not considered necessary to provide any affordable units within the 14 dwellings proposed.

Crime and Safety - The applicant consulted with Greater Manchester Police to provide a 'Crime Impact Statement' as part of the application. This enables measures to be incorporated within the scheme in order to be able design out crime. It is suggested by the Police that if the measure are successfully implemented, a secure by design accreditation can be achieved. A suitable condition requiring such has been inserted. At present, GMP have no objection to the proposed scheme.

Code for Sustainable Homes - A pre-construction Code for Sustainable Homes Assessment has been submitted with the application. This states that the development is likely to achieve a level 3 rating. A suitable condition has been inserted ensuring that a licensed assessor awards a post construction rating of level 3 or above should the application be approved.

Legal Agreement - The applicants have agreed to enter into S.106 agreement which would ensure that funds raised by the sale of the dwellings would be reinvested back into the club to so improve facilities, the cricket offer and to ensure the club's longevity. Moreover, a financial contribution is to be made towards the provision of street trees along Brantingham Road.

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

Minded to Approve subject to a legal agreement which would provide for the reinvestment of the monies raised by the sale of the proposed dwellings to be used to improve the facilities and cricket offer at the club and a financial contribution towards the provision of street trees on Brantingham Road.

It is considered that the proposed dwellings would be of an appropriate design and would not have any significant, adverse impact upon the character of the area or upon the amenity of adjoining occupiers. As such, the proposal would accords with Policies H1.2, H2.2, H2.7 and DC7.1 of the Unitary Development Plan. Moreover, the loss of the cricket ground curtilage would result in the improvement of the existing cricket pitch and ancillary facilities. The proposal therefore also accords with Policy L1.2 of the Unitary Development Plan for the City of Manchester.

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 of the Unitary Development Plan for the City of Manchester.

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

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policy H2.2 of the Unitary Development Plan for the City of Manchester.

4) 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: 9322/05, stamped as received on 14th April 2008 and 9322/04/B, 9322/06/A, 9322/02/B, stamped as received on 2nd July 2008 and 9322/01/D, stamped as received on 29th July 2008

Reason - To ensure that the development is carried out in accordance with the approved plans pursuant to policy H2.2 of the Manchester Unitary Development Plan.

5) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with Policies 2.4 and 2.6 of the Unitary Development Plan for the City of Manchester.

6) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

7) Before the development hereby approved commences a report to assess the likely extent of any ground contamination and/or ground gas being present on or affecting the site shall be submitted to and approved in writing by the City Council as local planning authority. Should any ground contamination and/or ground gas be present, before the development commences, the site shall be remediated in accordance with a scheme agreed in advance with the City Council as local planning authority and implemented in accordance with the approved scheme.

Reason - To ensure that the presence of or the potential for any contaminated land/ground gas is detected and appropriate remedial action is taken in the interests of public safety in order to comply with Policies H2.1, H2.2, E3.1 and E3.2 of the adopted Manchester Unitary Development Plan.

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

8) Notwithstanding the provisions of Article 3 of, and Class A of Part 1 of Schedule 2 to, the Town and Country (General Permitted Development) Order 1995, the garage accommodation hereby approved, as part of this development shall not be converted into living accommodation without the express written permission of the City Council as local planning authority.

Reason -

The loss of garage parking space would result in an unacceptable increase in on-street parking and would thereby be detrimental to highway and pedestrian safety, pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no extensions or shall be erected other than those expressly authorised by this permission.

Reason -

To protect residential amenity, pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

10) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials, colour and type of boundary treatment and gates to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced or before the building(s) is/are occupied or in accordance with a timetable agreed in writing with the local planning authority. Development shall be carried out in accordance with the approved details.

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

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

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

12) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

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".

13) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'very good' or 'excellent' and at least three star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, policies ER13 and DP3 of Regional Planning Guidance for the North West (RPG13) and the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

14) No development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of residential amenity, pursuant to Policy H2.2 of the Unitary Development Plan for the City of Manchester.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 086354/FO/2008/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:

Chief Executive's Landscape Practice Group
Engineering Services
Environmental Health
Director Of Housing
Environment & Operations (Trees)

Environment & Operations (Refuse & Sustainability)
Greater Manchester Police
Steve Hobson, Crime Reduction Officer
Sport England (NW Region)
Whalley Range Forum
Sport England (NW Region)
Environmental Health
Director Of Housing
Chief Executive's Landscape Practice Group
Environment & Operations (Refuse & Sustainability)
Engineering Services
Environment & Operations (Trees)
Whalley Range Forum
Steve Hobson, Crime Reduction Officer
Greater Manchester Police
283 Brantingham Road, Manchester, M21 0DZ
285 Brantingham Road, Manchester, M21 0DZ
271 Brantingham Road, Manchester, M21 0DZ
273 Brantingham Road, Manchester, M21 0DZ
275 Brantingham Road, Manchester, M21 0DZ
277 Brantingham Road, Manchester, M21 0DZ
279 Brantingham Road, Manchester, M21 0DZ
281 Brantingham Road, Manchester, M21 0DZ
287 Brantingham Road, Manchester, M21 0DZ
289 Brantingham Road, Manchester, M21 0DZ
291 Brantingham Road, Manchester, M21 0DZ
232 Brantingham Road, Manchester, M21 0QZ
234 Brantingham Road, Manchester, M21 0QZ
236 Brantingham Road, Manchester, M21 0QZ
238 Brantingham Road, Manchester, M21 0QZ
240 Brantingham Road, Manchester, M21 0QZ
242 Brantingham Road, Manchester, M21 0QZ
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256 Brantingham Road, Manchester, M21 0QZ
258 Brantingham Road, Manchester, M21 0QZ
260 Brantingham Road, Manchester, M21 0QZ
262 Brantingham Road, Manchester, M21 0QZ
264 Brantingham Road, Manchester, M21 0QZ
266 Brantingham Road, Manchester, M21 0QZ
268 Brantingham Road, Manchester, M21 0QZ
270 Brantingham Road, Manchester, M21 0QZ
272 Brantingham Road, Manchester, M21 0QZ
274 Brantingham Road, Manchester, M21 0QZ
29 Ellesmere Road, Manchester, M21 0SG
28 Ellesmere Road, Manchester, M21 0SR
30 Ellesmere Road, Manchester, M21 0SR
29 Chandos Road, Manchester, M21 0SS
31 Chandos Road, Manchester, M21 0SS

24 Chandos Road, Manchester, M21 0ST
26 Chandos Road, Manchester, M21 0ST
32 Egerton Road North, Manchester, M21 0SF
34 Egerton Road North, Manchester, M21 0SF
31 Ellesmere Road, Manchester, M21 0SG
36 Egerton Road North, Manchester, M21 0SQ
38 Egerton Road North, Manchester, M21 0SQ
40 Egerton Road North, Manchester, M21 0SQ
42 Egerton Road North, Manchester, M21 0SQ
44 Egerton Road North, Manchester, M21 0SQ
46 Egerton Road North, Manchester, M21 0SQ
48 Egerton Road North, Manchester, M21 0SQ
50 Egerton Road North, Manchester, M21 0SQ
52 Egerton Road North, Manchester, M21 0SQ
54 Egerton Road North, Manchester, M21 0SQ
56 Egerton Road North, Manchester, M21 0SQ
58 Egerton Road North, Manchester, M21 0SQ
60 Egerton Road North, Manchester, M21 0SQ
62 Egerton Road North, Manchester, M21 0SQ
24 St. Werburghs Road, Manchester, M21 0TJ
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36 St. Werburghs Road, Manchester, M21 0TJ
38 St. Werburghs Road, Manchester, M21 0TJ
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52 St. Werburghs Road, Manchester, M21 0TJ
54 St. Werburghs Road, Manchester, M21 0TJ
56 St. Werburghs Road, Manchester, M21 0TJ
58 St. Werburghs Road, Manchester, M21 0TJ
18 St. Werburghs Road, Manchester, M21 0TN
20 St. Werburghs Road, Manchester, M21 0TN
22 St. Werburghs Road, Manchester, M21 0TN
256 Brantingham Road, Chorlton, Manchester
249 Manley Road, Manchester, M21 0RE
PO Box 256 , Manchester, M21 0SX
24 St. Werburghs Road

Representations were received from the following third parties:

Chief Executive's Landscape Practice Group
Engineering Services
Environmental Health
Environment & Operations (Trees)
Greater Manchester Police

Sport England (NW Region)
Environmental Health
Chief Executive's Landscape Practice Group
Greater Manchester Police
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291 Brantingham Road, Manchester, M21 0DZ
238 Brantingham Road, Manchester, M21 0QZ
240 Brantingham Road, Manchester, M21 0QZ
242 Brantingham Road, Manchester, M21 0QZ
248 Brantingham Road, Manchester, M21 0QZ
250 Brantingham Road, Manchester, M21 0QZ
252 Brantingham Road, Manchester, M21 0QZ
256 Brantingham Road, Manchester, M21 0QZ
30 Ellesmere Road, Manchester, M21 0SR
26 Chandos Road, Manchester, M21 0ST
44 Egerton Road North, Manchester, M21 0SQ
22 St. Werburghs Road, Manchester, M21 0TN
Jacqui Naraynsingh, 256 Brantingham Road, Chorlton, Manchester
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