

Application Number	Date of Appln	Committee Date	Ward
086953/FO/2008/N1	16th Jun 2008	21st Aug 2008	Crumpsall Ward

Proposal Erection of 7 two storey and 5 three storey houses together with associated car parking and landscaping, a new vehicular access to Wilton Road following demolition of existing property

Location Holland House, Wilton Road, Crumpsall, Manchester, M8 4NG

Applicant Wainhomes (North West) Ltd, C/o Agent,

Agent Sedgwick Associates 24 Queensbrook , Spa Road, Bolton, BL1 4AY,

Description

Members will recall that an application for 16 three storey houses on this site (ref 084863/FO/2007/N1) was refused planning permission by the Planning and Highways Committee at its meeting held on 13 March 2008 for the following reasons :-

1.The proposed development, by reason of its built form, scale, poor layout, high density and massing of the proposed houses, involving the loss of open aspect and garden space would have a detrimental impact upon the levels of visual amenity currently enjoyed in the vicinity of the site and on the street scene and character of this part of Crumpsall contrary to policy CC1c, H2.7, H2.2 of the Unitary Development Plan for the City of Manchester, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance adopted in April 2007, and national guidance contained in PPS1 and PPS3.

2.The proposed three storey high houses will be out of character with the area and do not take into account the context of the surrounding area and is an inappropriate form of design that is not informed by the local character, creating strident and incongruous features in the street scene on Wilton Road that will in addition have a very poor visual relationship with numbers 27 and 39 Wilton Road, contrary to the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance , policies H2.2, H2.7 of the Unitary Development Plan and national guidance contained in PPS1 and PPS3.

3.The proposal to demolish Holland House and develop the whole of the site in the proposed manner shown would have a seriously detrimental impact on the visual amenity and character of the area and would be contrary to policy DC7a.1., H2.2 and H2.7 of the Unitary Development plan for the City of Manchester.

4. The proposal involving the erection of two buildings on the eastern side of the site close to the boundary will result in loss of privacy to 39 Wilton Road and numbers 34-40 Bowker Bank Road and will have a poor physical relationship with these properties and will have an over dominant impact on the residential amenities enjoyed by the occupiers contrary to policy H2.2 of the Unitary Development Plan for the City of Manchester.

An appeal has been lodged against this decision and is to be dealt with by means of a Public Inquiry.

This application has reduced the number of houses by four to 12 and with a reduction in the height to some of the houses. The general layout remains similar to the earlier scheme involving a cul de sac arrangement with a new access road off Wilton Road. However, the new access road, 4.5 m width, has been moved approximately 8 metres to the east towards no 33 Wilton Road. It is now proposed to erect three two storey detached houses facing Wilton Road and to erect 7 detached houses and a pair of semi detached houses at the back of the site.

The previous layout comprised five three storey houses facing Wilton Road with 11 houses at the rear comprising a terrace of three houses, 3 pairs of semi detached houses and two detached houses. The house nearest to the flats on Bowker Bank Avenue has been moved away from the boundary.

The application site relates to a large detached house that appears vacant and boarded up with a large outhouse building to the side set well within a substantial sized garden. It is situated on the north side of Wilton Road and covers 0.3 hectares. The existing house is set approximately 40 m to back of the road and 20 m away from the nearest neighbouring property and is orientated with the front of the house facing in a southwest direction. It is an irregular shaped site with the garden area extending to the rear of nos 23 -27 Wilton Road. The existing vehicular access is next to a bungalow (no 39 Wilton Road). The land at the front is generally level, however, the land to the north of the site slopes steeply away from the boundary down to the properties on Bowker Bank Avenue.

The surrounding area is residential in nature comprising two storey semi-detached houses, detached houses and bungalows. There is a block of flats at the end of Bowker Bank Avenue situated to the north east of the site.

An outline application for the erection of 16 flats on the site was refused in August 1993 (ref 042381/oonorth1/92) on grounds of overdevelopment, inadequate amenity space, introduction of additional traffic to a backland area, incongruous nature in relation to character of area and because of its scale and form. A subsequent appeal was dismissed.

Consultations

Local Residents Nine letters of objection have been received from local residents with seven letters from residents on Wilton Road and two from Bowker Bank Avenue.

The grounds of objection are as follows:- inadequate allowance has been made for access by emergency vehicles, it will lead to more congestion on Wilton Road, it will not be in keeping with the surrounding area, strong objections are raised to the three storey houses, the increase in traffic increases risk of accidents. It will involve large areas of concrete and increase flooding to a garden. There will be noise and pollution during the construction period. It will change the peaceful nature of their community and it will have an impact on wildlife in and around the property. The proximity of the houses to the garden of one resident on Wilton Road is raised

and fears it will enclose her garden and make it dark. It is suggested that the house is renovated and the outbuildings converted into prestigious apartments. Concern about the impact of additional traffic on nearby bridges is raised and the loss of trees that has taken place. It is considered that the site is not big enough to accommodate the number of houses that are proposed. No consideration is given to children, no play areas proposed and the gardens are too small. The proposal will result in overlooking and considers that only bungalows should be built. It is an attractive area of greenery and hope that it will remain so. The loss of Holland House, would be a travesty, it is an important part of the local surroundings and its loss and replacement with a number of new houses would alter both the natural landscape and character of the area. Inadequate parking provision has been made as most families now have two cars. The building of houses at back of site would have a significant visual impact on the houses below on Bowker Bank Avenue, and it is considered that a greater reduction in the number of houses is necessary to obtain a suitable development on this site. The two residents on Bowker Bank Avenue object on grounds that the three storey houses will overlook their gardens and bedroom windows and result in loss of privacy. The occupier of one of the nearby flats is also concerned about loss of privacy, loss of light and will suffer increase in noise from cars and glare from the headlights.

Ward Councillors : Councillor Leese - considers that the current application is as bad as the previous one submitted for the site and opposes it on the same grounds as previously stated and believes it has no merit.

Greater Manchester Ecology Unit. The bat survey has been carried out by a licensed and experienced bat consultant. The survey found no evidence of bats on the day of survey and considered the site not to have a high potential to support bat roost. Should planning permission be granted it recommended that the following conditions are attached.

1. Prior to the demolition works the attic of the barn/garage should be inspected internally by a licensed bat consultant.
2. The ridge tiles on all buildings should be removed by hand and the exposed areas checked for signs of bats, under supervision of the bat consultant.
3. Opportunities for biodiversity should be taken, since the surrounding area is suitable for foraging bats, use of locally native species in any landscape scheme and provision of bat roost tubes in the new buildings.

Head of Regulatory Services Pollution Control has recommended that a condition requiring the residential accommodation to include acoustic glazing and acoustically treated ventilation in accordance with an acoustic attenuation scheme to be submitted to and approved in writing by the City Council. Also conditions requiring details for refuse storage space for segregated waste for collection and recycling, and details of an external lighting scheme be submitted for approval by the City Council.

Head of Regulatory Services (Contaminated Land) has recommended that a condition requiring a preliminary risk assessment report to identify and evaluate all potential sources of any ground contamination and groundwater contamination/ and or gas relevant to the site be submitted to for approval by the City Council.

Landscape Practice Group. The site has a tall and mature rhododendron hedge along its boundary with Wilton Road. There are a number of mature trees that provide a buffer with properties on Bowker Bank Avenue and Wilton Road but it was difficult to tell whether they were located within the site or outside the boundary as it was not possible to gain access to the site. There are existing trees in areas of the proposed plots 9, 10, 11 and 12 that will be affected by construction works and a survey of these trees is required. If trees are to be removed justification will be required, retained trees will need to be protected in accordance with BS 5837 :2005. Tree staking methods, and pit details are required and recommend that more native shrub species be included. The proposed shrub mixture consists mainly of exotic and non-native species. It is recommended that trees in the front gardens be 16-18cm minimum and 12-14 cms in rear gardens. More detailed information on hard landscaping is required.

Greater Manchester Police support the application subject to the details contained within the Crime Impact Statement.

North Manchester Regeneration Team no objection in principle for housing given this is an established housing area. The number of units is more acceptable as there has been a reduction of four compared to previous proposal. The current proposal addresses some of the small garden issues/lack of amenity in that large gardens has been achieved on most plots but not all. However, it is suggested that the layout could be improved by the reduction of a further two units in particular plot 4 which has limited garden space and effectively accommodates parking for plot 5 which is not satisfactory. Plots 11 and 12 should be merged into one plot to remove the close proximity issue of a side elevation to number 21-27 Wilton Road. It is also considered that plot 1 is too close to no 27 Wilton Road. It is also requested that grassed strip around plots 1 and 2 be replaced hard surfacing for maintenance purposes.

Environmental Services (Arboricultural Officer) unable to gain access to the site but viewing it from the road there appears to be no trees of significance on the site but there are a number of young mature Maples to the rear boundary.

Head of Engineering Services It is not clear whether or not the applicant intends that some or all of the internal roads will be adopted. The proposed layout precludes adoption and improvements will be necessary in order to facilitate the standards required for adoption. The turning head is sub-standard and it would be extremely difficult for a refuse vehicle to turn within its hard surface. Garages must be 3 x 6m. minimum to be effective. Pedestrian visibility splays required for the Wilton Road driveways. Shared space inadequately protects pedestrians. For the 18 parking spaces served, the access road must be 5.5m. minimum width near Wilton Road, with 2m. footways each side. The internal roads require 5m. minimum width. The function of service strip requires definition.

Issues

Unitary Development Plan - As the site is situated within Crumpsall, Area policy CC1 applies. Policy CC1 states,

In deciding its attitude to proposals within Cheetham and Crumpsall, the Council will have regard to the general policies in Part 1 of the Plan in order to:-

- a. improve housing of all types and avoid the need for future widescale clearance;
- b. provide infill and redevelopment sites for new housing;
- c. discourage overdevelopment and overintensive use of residential land and buildings and so as to avoid congestion in housing units and their surroundings;
- d. reduce the problems caused by vacant and derelict land and buildings by encouraging redevelopment, especially of smaller sites where shape and location would discourage proper maintenance for open space;
- e. concentrate the provision of public open space into suitable areas close to where people live;
- f. provide a network of green routes for pedestrians and cyclist between different parts of the area;
- g. create a safer environment and allow for greater sense of personal safety, especially children and the elderly;
- h. encourage and promote enterprise skills which exist especially in Strangeways and Cheetwood because e of their contribution to the City's economic health;
- i. provide for improvements to public transport and reduce congestion in areas such as Strangeways and Cheetham district centre;
- j. ensure a balanced distribution and wide accessible shopping facilities to meet the needs of all sections of the community.

Other relevant policies in this case specifically relate to housing , the environment and transport, as follows.

Policy DC7 states that the Council will negotiate with developers to ensure that new housing is accessible at ground level to disabled people, including those who use wheelchairs, wherever practicable.

Policy DC7a.1 states the redevelopment of large buildings of local historic/architectural interest in extensive grounds will only be permitted where there is no loss of visual character and amenity value, nor the visual quality and interest of the local area.

Policy H1.2 states that the City Council will ensure that the housing stock contains a wide range of housing types to meet the needs of people who want to live in Manchester. The above should include accommodation designed for disabled people. The City Council also encourages environmental improvements to make residential areas safer and more attractive though Policy H2.1.

Policy H2.2 states that the Council will not allow development, which will have an unacceptable impact on residential areas. The matters that the Council will consider will 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 outlines how new housing schemes will be expected to be of a high standard of design and to make a positive contribution towards improving the City's environment. Areas of incidental space should not be formed unless arrangements are made for their proper and enduring maintenance.

Policy E3.5 states the Council will promote measures which will lead to a safer environment for all people living in and using the City. These measures will include :-

- ensuring that the layout of new development is designed with safety in mind and does not lead to the creation of isolated areas;
- designing landscaping schemes so as to minimise the risk of attack;
- that community facilities are located where they are safe to get to;
- providing safe places for children to play;
- improving road safety.

Policy T2.4 states that the City Council will expect developments to make adequate provision for their car parking requirements. In deciding whether the level of car parking associated with any development is acceptable, the Council will have regard to the environmental capacity of the site both in terms of the physical appearance of the car parking and its effect on neighbouring activities and also the ability of the local road network to accommodate the traffic generated by the proposed development.

Policy T2.6 explains how the Council expects an adequate car parking provision to be made for disabled people, and T3.1 states that the Council will ensure that the particular needs of both pedestrians and cyclists are catered for in new development schemes.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance provides a framework for all development in the City. 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. The document discourages the use of cul de-sacs as they impose unnecessary constraints on permeability and can aggravate antisocial behaviour and crime.

National Planning Policy Guidance - Planning Policy Statement 1 (PPS1): Delivering Sustainable Development, advises that planning should facilitate and promote sustainable and inclusive patterns of urban development by making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life, contributing to sustainable economic development, protecting and enhancing the natural and historic environment, ensuring high quality development through good and inclusive design and efficient use of resources, and ensuring development supports existing communities and contributes to the creation of safe, sustainable, liveable mixed communities with good access to jobs and key services for all members of the community.

Planning Policy Statement 3 (PPS3): Housing, in deciding Planning Applications, local planning authorities should have regard to achieving high quality housing, ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular families and older people, the suitability of a site for housing including its environmental sustainability, and using land effectively and efficiently, and ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in an area.

Regional Planning Guidance - RPG13 - policy DP1 advises that economy in the use of land and buildings is required. New development and other investment in infrastructure and services should be located so as to make the most effective 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. Policy DP3 advises that new development must demonstrate good quality design and respect for its setting.

Draft Regional Spatial Strategy - DP1 states, proposals and schemes must demonstrate excellent design quality, sustainable construction, efficiency in resource use and respect for their physical and natural setting.

Planning considerations

Principle - There are no objections in principle to an appropriate residential development on this site given its location within a residential area. However, Holland House has local historic interest and is set in extensive grounds. In these circumstances re-development schemes that are brought forward should be considered in the light the contribution that the building and their grounds already make to the local environment and the impact of any new replacement buildings upon visual and residential amenity.

Layout. The proposed density is 39 dwellings per hectare accords with national guidelines for residential developments in this type of location. However, it is an irregular shaped site and the houses have been sited to fill the area available. Plot 4 is situated very close to the boundary on the eastern end of the site whilst 18 m long private drives are required to gain access to plots 10,11, 12 on the western end of the site. The Head of Engineering has indicated that the turning head is substandard and improvements to the internal roads will be necessary to meet adoptable standards. Most houses have 5m long drives to front of the integral garages and the overall appearance will be that of an extensive area of hard landscaping which is considered to be inappropriate in this location. The three storey houses at the back of the site have narrow one metre gaps between them and produce a large architectural mass which is out of character. The amount of built form is considered to be excessive and a further reduction in the number of houses on the site is considered to be necessary to allow a more appropriate layout that takes into account of the unique nature of this site and context of the area to be brought forward.

Visual Impact/ Character of the area .

The open spacious quality of the garden to Holland House makes it a unique site and its open historical aspect makes a strong contribution to the visual amenities enjoyed in this part of Crumpsall. The proposal to demolish it and develop the whole of the site in the manner shown would undoubtedly have a seriously detrimental impact on the historic open aspect of the site and on the visual amenity and character of the area and would be contrary to policy DC7a.1. as important views would be lost. The development is out of character with the area does not take into account the context of the surrounding area and is an inappropriate form of development that is not informed by the local character contrary to national and local guidance. The positioning of the houses facing Wilton Road next to no 39 and 27 Wilton Road will have a

detrimental visual impact on these properties and on the houses on opposite side of Wilton Road.

Privacy. The proposed orientation of the houses on the site has been selected to minimise problems of overlooking to existing houses. There will be a distance of 12 m from rear of nos 21 to 27 Wilton Road to gable of the pair of semi-detached houses immediately to the back of their garden and meets Council guidelines. Plot no 5 that is situated in the northeast corner of the site has been moved slightly away from the boundary and a distance of 17m is now achieved to 34-40 Bowker Bank Avenue and meets Council guidelines as habitable rooms are not directly facing, however, there is significant difference in levels at this point.

A new two storey building is also to be built close to the boundary on the eastern side of the site next to the rear garden of number 39 Wilton Road. This will have two garages on ground floor, with one to be allocated to adjacent house, with a two bedroom apartment split over ground and first floor level. Two non habitable room windows at first floor would directly overlook the rear garden of no 39 Wilton Road and would need to have obscure glazing installed to prevent loss of privacy to this garden. A new building in this position would have a poor physical relationship having an overly dominant impact on number 39 Wilton Road. One of the new houses on the development plot no 5 will face this property and only has gap of 6 metres between habitable room windows and the gable end which is considered to be unacceptable.

Refuse storage. Bin storage areas are shown to be provided in the rear gardens with a bin collection area shown next to the turning area. The applicant has been requested to look at this issue in more detail given the proximity of the collection area to plot no4. Refuse vehicles could either reverse to the collection point or wait on Wilton Road whilst the bins are moved the 30 meters to it on collection days.

Disabled Access - The applicant have said that the development will be laid out to meet Part M Requirements of the building regulations.

Secured by Design - The Crime Impact Assessment has made a number of crime prevention recommendations many of which relate to specifications regarding locks on doors and windows of the properties. Attention has been drawn for the need for defensible space between the gable of plot no 9 and adjacent public space in order to deter loitering and anti-social behaviour. The need to have 1.8 m heavy duty close boarded panels on both sides at the rear of the properties is also stressed to prevent burglary, additional gates to be installed. It is considered that these matters could covered by attaching the Secure By Design condition.

Traffic and car parking - The proposal will involve a small increase in traffic movements in the area. The Head of Engineering has highlighted a number of concerns about the standard of the proposed layout and these have been discussed in detail with the applicant particularly with improvements necessary to reach adoptable standards for the internal road and turning area. The applicant is looking at making changes to the layout to meet adoptable standards and this issue will be reported further to Committee.

Sustainability - A Code for Sustainable Homes Planning Pre- Assessment has been carried out and it is concluded that the development should achieve a level 3 Rating.

Landscaping and trees - the proposal will involve loss of the landscape garden which has amenity/ visual value for the area and whilst some new planting is shown it is considered that the proposal would have an unduly detrimental impact on the landscape character of this part of Crumpsall.

Conclusion

It is considered that the revised proposal to be is a poor quality submission in terms of its built form, scale, architectural massing, poor layout, and would have a detrimental impact on the historic open aspect of the site and be out of character with the surrounding area. It would also have a detrimental impact upon the levels of visual amenity currently enjoyed in the vicinity of the site in addition it would have a detrimental impact to several houses on Wilton Road and it is therefore recommended for refusal

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 refusal of the application is proportionate to the wider benefits of refusal and that such a decision falls within the margin of discretion afforded to the Council under the Town and country Planning Acts.

Recommendation REFUSE

Conditions and/or Reasons

1) The proposed development, by reason of its built form, scale, poor layout, density and architectural massing of the proposed houses, involving the loss of open aspect and garden space would have a detrimental impact upon the levels of visual amenity currently enjoyed in the vicinity of the site and on the street scene and character of this part of Crumpsall contrary to policy CC1c, H2.7, H2.2 of the Unitary Development Plan for the City of Manchester, the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance adopted in April 2007, and national guidance contained in PPS1 and PPS3.

2) The proposed development will be out of character with the area and does not take into account the context of the surrounding area. It is an inappropriate

form of design that is not informed by the local character. It will create an incongruous features in the street scene on Wilton Road that will have an adverse visual impact with numbers 27 and 39 Wilton Road and 16-24 Wilton Road, contrary to the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance , policies H2.2, H2.7 of the Unitary Development Plan and national guidance contained in PPS1 and PPS3.

3) The proposal to demolish Holland House and develop the whole of the site in the proposed manner shown would have a seriously detrimental impact on the open historical aspect of the site and on the visual amenity and character of the area and would be contrary to policy DC7a.1. of the Unitary Development plan for the City of Manchester.

4) The proposal involving the erection of a two storey building (plot4) on the eastern side of the site close to the garden boundary of 39 Wilton Road would have a detrimental visual impact on this property and the gap of 6m metres between plots 4 and 5 would result in a poor outlook for the future occupiers of plot number 5 contrary 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: 086953/FO/2008/N1 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
Contaminated Land Section
Environment & Operations (Trees)
North Manchester Regeneration Team
Greater Manchester Police
Greater Manchester Ecology Unit
2 Gwendor Avenue, Manchester, M8 4LE
23 Wilton Road, Manchester, M8 4NG
25 Wilton Road, Manchester, M8 4NG
61 Wilton Road, Manchester, M8 4NG
63 Wilton Road, Manchester, M8 4NG
56 Holland Road, Manchester, M8 4NQ
10 Bowker Bank Avenue, Manchester, M8 4LF
12 Bowker Bank Avenue, Manchester, M8 4LF
14 Bowker Bank Avenue, Manchester, M8 4LF
16 Bowker Bank Avenue, Manchester, M8 4LF
18 Bowker Bank Avenue, Manchester, M8 4LF
20 Bowker Bank Avenue, Manchester, M8 4LF
22 Bowker Bank Avenue, Manchester, M8 4LF
24 Bowker Bank Avenue, Manchester, M8 4LF
26 Bowker Bank Avenue, Manchester, M8 4LF

28 Bowker Bank Avenue, Manchester, M8 4LF
30 Bowker Bank Avenue, Manchester, M8 4LF
32 Bowker Bank Avenue, Manchester, M8 4LF
34 Bowker Bank Avenue, Manchester, M8 4LF
36 Bowker Bank Avenue, Manchester, M8 4LF
38 Bowker Bank Avenue, Manchester, M8 4LF
40 Bowker Bank Avenue, Manchester, M8 4LF
42 Bowker Bank Avenue, Manchester, M8 4LF
44 Bowker Bank Avenue, Manchester, M8 4LF
46 Bowker Bank Avenue, Manchester, M8 4LF
48 Bowker Bank Avenue, Manchester, M8 4LF
50 Bowker Bank Avenue, Manchester, M8 4LF
52 Bowker Bank Avenue, Manchester, M8 4LF
6 Bowker Bank Avenue, Manchester, M8 4LF
8 Bowker Bank Avenue, Manchester, M8 4LF
Flat 1, Holland House, 33 Wilton Road, Manchester, M8 4NG
Flat 2, Holland House, 33 Wilton Road, Manchester, M8 4NG
27 Wilton Road, Manchester, M8 4NG
4 Wilton Road, Manchester, M8 4WQ
6 Wilton Road, Manchester, M8 4WQ
8 Wilton Road, Manchester, M8 4WQ
12 Wilton Road, Manchester, M8 4WQ
14 Wilton Road, Manchester, M8 4WQ
16 Wilton Road, Manchester, M8 4WQ
18 Wilton Road, Manchester, M8 4WQ
20 Wilton Road, Manchester, M8 4WQ
22 Wilton Road, Manchester, M8 4WQ
24 Wilton Road, Manchester, M8 4WQ
26 Wilton Road, Manchester, M8 4WQ
28 Wilton Road, Manchester, M8 4WQ
30 Wilton Road, Manchester, M8 4WQ
32 Wilton Road, Manchester, M8 4WQ
34 Wilton Road, Manchester, M8 4WQ
Ben David Electrics & Plumbing, 36 Wilton Road, Manchester, M8 4WQ
38 Wilton Road, Manchester, M8 4WQ
1 Monica Avenue, Manchester, M8 4LJ
2 Monica Avenue, Manchester, M8 4LJ
1 Bowker Bank Avenue, Manchester, M8 4LL
3 Bowker Bank Avenue, Manchester, M8 4LL
5 Bowker Bank Avenue, Manchester, M8 4LL
7 Bowker Bank Avenue, Manchester, M8 4LL
9 Bowker Bank Avenue, Manchester, M8 4LL
11 Bowker Bank Avenue, Manchester, M8 4LL
15 Bowker Bank Avenue, Manchester, M8 4LL
17 Bowker Bank Avenue, Manchester, M8 4LL
19 Bowker Bank Avenue, Manchester, M8 4LL
21 Bowker Bank Avenue, Manchester, M8 4LL
23 Bowker Bank Avenue, Manchester, M8 4LL
25 Bowker Bank Avenue, Manchester, M8 4LL
1 Mountford Avenue, Manchester, M8 4LN
2 Mountford Avenue, Manchester, M8 4LN
3 Mountford Avenue, Manchester, M8 4LN
4 Mountford Avenue, Manchester, M8 4LN
5 Wilton Road, Manchester, M8 4NG

7 Wilton Road, Manchester, M8 4NG
9 Wilton Road, Manchester, M8 4NG
11 Wilton Road, Manchester, M8 4NG
13 Wilton Road, Manchester, M8 4NG
15 Wilton Road, Manchester, M8 4NG
17 Wilton Road, Manchester, M8 4NG
19 Wilton Road, Manchester, M8 4NG
21 Wilton Road, Manchester, M8 4NG
Flat 4, Holland House, 33 Wilton Road, Manchester, M8 4NG
Flat 5, Holland House, 33 Wilton Road, Manchester, M8 4NG
Flat 3, Holland House, 33 Wilton Road, Manchester, M8 4NG
Flat 6, Holland House, 33 Wilton Road, Manchester, M8 4NG
39 Wilton Road, Manchester, M8 4NG
41 Wilton Road, Manchester, M8 4NG
45 Wilton Road, Manchester, M8 4NG
2a, Wilton Road, Manchester, M8 4WQ
4a, Wilton Road, Manchester, M8 4WQ
10 Wilton Road, Manchester, M8 4WQ
39 Belhaven Road, Manchester, M8 4WG
39a, Belhaven Road, Manchester, M8 4WG

Representations were received from the following third parties:

Mrs J Greenberg, 25 Wilton Road, Manchester, M8 4NG
Mr & Mrs Dawson, 28 Bowker Bank Avenue, Manchester, M8 4LF
Mr & Mrs Willcock, 27 Wilton Road, Manchester, M8 4NG
Mrs I Brody, 18 Wilton Road, Manchester, M8 4WQ
J Milgate, 20 Wilton Road, Manchester, M8 4WQ
Mrs C Litherland, 39 Wilton Road, Manchester, M8 4NG
Ms I Thomas, 42 Wilton Road, Crumpsall, Manchester, M8 4WQ
Mr & Mrs Farnell, 65 Wilton Road, Crumpsall, Manchester, M8 4NG

Councillor R Leese
Greater Manchester Ecology Unit
Head of Regulatory Services (Pollution Control)
Head of Regulatory Services (Contaminated Land)
Landscape Practice Group
Greater Manchester Police
North Manchester Partnership
Environmental Services (Arboricultural Officer)
Head of Engineering.

Relevant Contact Officer : David Hughes
Telephone number : 0161 234 4636
Email : d.hughes3@manchester.gov.uk