
Application Number	Date of Appln	Committee Date	Ward
087126/FO/2008/N1	21st Jul 2008		Charlestown Ward
Proposal	Mixed use development comprising Class A1 foodstore, Class D1 library and associated parking and servicing		
Location	Former Kwik-Save Site, Corner Of Victoria Avenue East And Rochdale Road, Blackley,		
Applicant	Monmouth Properties Ltd, Bannister Mews, Laxey, Isle Of Man, IM4 7HQ		
Agent	Marrons 1 Meridian South, Meridian Business Park, Leicester, LE19 1WY		

Description

This application was withdrawn from the agenda of the 20th of November in order that the applicant carry out further work in relation to the retail assessment.

Full Planning consent is sought for the erection of a mixed use development comprising of retail store (Class A1) with a gross floorspace of 4005 square metres (43,110 square feet) and a library (Class D1) with a gross floorspace of 520 square metres (5,595 sq feet excluding the mezzanine) on the former Kwik Save store site at the junction of Victoria Avenue East and Rochdale Road. The part of the site comprising the retail store and the library falls within the Blackley local Centre, whilst the proposed car park falls outside of the centre. The area to the west of the development site comprises retail / commercial uses with the area to the immediate west being a terrace of commercial properties, the north of the site is formed by the boundary with the M60 motorway. To the south of the site lies commercial and retail uses along Rochdale Road, with residential to the south and south- east along Victoria Avenue East.

The proposed car parking would be located to the south east of the site. It would comprise 270 car parking spaces including 34 accessible spaces. Cycle stands are proposed adjacent to the disabled parking bays. It is proposed that the customers using the store would be granted a limited time for free parking to enable them to visit other units within the local centre. The proposed retail store would be open 24 hours a day, however the library would be operating within the hours of 8:00 am and 9:00 pm this being to enable the use of the library and the adult education centre (mezzanine floor) into the evening. Vehicular access to the site for both the library and the retail store would be taken from Victoria Avenue East, with the service area then being separated by security gates that take the servicing vehicles through a one way system which would exit onto Rochdale Road.

Consultations

A consultation event was held by North Manchester Partnership on the 15th of July 2008, which, covered a range of issues relating to regeneration in the Higher Blackley area. This application was presented for information to local

residents, tenants groups and local businesses with the applicant's agents present.

The application has been advertised as a major development and a departure as the part of the site comprising the retail store and the library falls within the Blackley local Centre, whilst the proposed car park falls outside of the centre.

Local residents and Local Businesses- were informed. Two letters of objection from the same business have been submitted. The main points of objection are as follows:

The proposed supermarket will have a negative affect on the small traders within the area resulting in a loss of trade. This will kill the smaller shops and will result in job cuts when these units have to close down. It will result in a lot of empty shops. We are not afraid of competition, but to compete against a large supermarket is impossible. If the consent is granted then the retailer should compensate all the small traders.

Three letters have been received in support of the proposal. Residents feel that: A foodstore is desperately needed in this area. There is no local store and many of the residents are elderly and without cars so cannot get to Harpurhey or Middleton.

A supermarket would increase the rejuvenation of the area that we have started to witness recently. There are a couple of libraries nearby and the need for a library is not as strong as the need for the supermarket.

There is only one small shop locally, which is quite expensive, so a supermarket would give us more choice.

Ward Councillors- Councillor Mark Hackett supports the proposal. It has long been an aspiration of the businesses, shoppers and local members that there be some additional provision for parking within this area and hopes that this is considered alongside the traffic impact assessment submitted with the application.

Greater Manchester Police Architectural Liaison Officer- Advices that this scheme has been the subject of pre-planning consultation with the ALU and indeed a Crime Impact Statement prepared by Greater Manchester Police has been submitted with the planning application. ALU therefore support the application subject to the developer following the recommendations contained within the Crime Impact Statement. It is considered that a secure by design condition should be attached to any consent granted.

Head of Regulatory Services- recommends the attachment of a condition relating to contaminated land and remediation measures be attached to any consent granted.

Head of Environmental Health- no objections to the proposal subject to the attachment of conditions relating to Noise, Servicing and deliveries, Lighting, Acoustic Glazing and Noise report in relation to the 24 hour use of the foodstore.

Environment Agency- no objections to the proposal, but request that a condition relating to surface water drainage be attached to any consent granted.

Highways Agency- no objections to the proposal as it is considered that the development would result in minimal impact on the strategic highways network.

Head of Engineering Services- following the extensive pre application consultation it is considered that the development impacts have been accurately modelled and as such have no objections to the proposal. It is however necessary to attach a condition in relation to a section 278 agreement due to the alterations on Victoria Avenue to accommodate the revised site access, pedestrian island, signing and lining.

MEDC Landscape Practice- Support the application subject to the attachment of conditions relating to management and maintenance of the landscaping, tree protection measures and landscaping scheme including the name, location, size and planting density of all tree/ planting material. It is also recommended to avoid trees, which produce fruit and berries. Details of the native trees to be planted should be submitted to and approved in writing by the City Council as local planning authority.
It is recommended planting a higher proportion of native shrubs in the perimeter planting areas.

Greater Manchester Passenger Transport Executive- Contrary to the Transport Assessment, Victoria Avenue is not designated as a quality Bus Corridor. Neither the bus stop on the Victoria Avenue East site frontage, nor the bus stop on the opposite side of the road, have been upgraded. Staff visitors and customers to the proposed development accessing the site by public transport would make use of these stops. It is therefore recommended that a Section 106 relating to a financial contribution be made to upgrade the bus stops as part of the travel plan, which would encourage the use of public transport and improve accessibility to bus services.

Ecology Unit- no objections to the proposal subject to the attachment of conditions relating to Japanese Knotweed and scrub clearance timescales outside of bird nesting season.

Environmental Services- There are a number of trees on the site that would require removal if the works are to proceed. The trees do not appear to be in good condition and as such there are no objections to their removal subject to acceptable replacements being provided. All the tree works should be implemented in accordance with the BS5837 Trees in relation to Construction 2005 and BS 3998 Recommendations for Tree Works.

North Manchester Regeneration Team –The site lies within an area known as the Higher Blackley East Local Plan area (approved by the City Council in 2006) and is located within the main retail / service cluster for this neighbourhood. Key issues being addressed through this include improving the range and quality of community facilities, improving the quality of housing and enhancing tenure options in the area, improving local environments.

The local plan is a physically driven strategy that picks up on problem sites / or sites of opportunity where change is anticipated, however, it also has a

significant role in influencing projects to meet social and economic issues affecting the area such as high rate of worklessness in the area, high levels of crime and anti social behaviour and the need for better access to services that will improve an individual's social and economic well being.

In terms of implementation the regeneration plans for the area have sought to improve the quality of community facilities in the main service cluster area which includes improving the retail offer and providing facilities such as a library / health provision etc, improving public realm, undertaking environmental facelift projects to existing business premises and improving traffic management. Taking all the above strategy and activities into account North Manchester Regeneration Team support the principle for the application on the basis of the following:-

The project is in the main consistent with the aims and objectives of the NMSRF and the Higher Blackley East Local Plan.

It supports the future service strategies for the area of libraries and Adult Education Services

Provides an improved/ higher quality retail offer for the area.

Regeneration of a vacant site and buildings identified within the local plan as a re-development opportunity.

Mixed use approach provides much needed community facilities of a library which also offers scope to address social and economic issues around training (Adult Education Service) and employment issues and there is potential community meeting space for local neighbourhood groups. There are no other sites within the area that have the same regeneration potential to offer the mixed use approach as outlined.

The new build project will improve the visual quality of the gateway into the City of Manchester

The car park area will provide short-term parking for users of the library, supermarket and support visits to other businesses in the cluster.

There are potential local employment opportunities emerging from the new supermarket.

Previous consultation in the area would suggest that local residents would like to see an improved retail offer in the area.

The investment would complement the public realm, environmental facelift works and corridor improvements undertaken in the last eighteen months in the area.

The application falls within a cluster that is classed as a community service cluster that should provide a local retail offer and the level of retail being supported here from the regeneration perspective is higher than normally expected, however, given the mixed use site approach and the wider

regeneration benefits outlined above, North Manchester Regeneration Team would still support this scheme.

Director of Joint Health Unit

The area in which the proposal site is located is a priority area for public health, as it contains both high levels of deprivation and significantly higher rates of overall mortality than the North West average; it also has significantly higher than average modelled levels of smoking. There is also evidence to support that the area is in the worst quintile for hospital episodes for cancers and coronary heart disease, and in relation to smoking attributable mortality data - the middle tier superoutput area that the store would be in is estimated at 65% higher smoking related mortality than the regional average.

Oldham Metropolitan Borough Council-Any comments will be reported to Committee.

Rochdale Metropolitan Borough Council-Any comments will be reported to Committee.

Issues

Environmental Impact Assessment

The proposed development was subject to a screening opinion on 10th of July 2008 in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and circular 2/99 (the regulations). In light of the information contained in the submitted plans ref 4344/199, 200P, 201F, 204G, 206D, 207D and 208C, Retail assessment document and Traffic Impact Assessment it was concluded that in this particular instance, although the development will have some impact on the area, an Environmental impact Assessment was not required.

Relevant National Planning Policies

Planning Policy Statement No. 1- Delivering Sustainable Development.

PPS1 (Creating Sustainable Communities) promotes sustainable development and sets a number of objectives. These include the promotion of urban regeneration, the creation of inclusive communities and the need to focus development that attracts large numbers of people in existing centres.

The guidance recognises the need to identify the needs and broader interests of the community, the need to secure a better quality of life for the community as a whole, and the need to ensure non-car based access to jobs health, education, shops, leisure and community facilities.

Planning Policy Statement No.6- Planning for Town Centres

This government guidance on retail development was published in 2005 and post dates the Unitary Development Plan. It seeks to promote and enhance existing centres by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all
The Guidance confirms a key objective as one which seeks to enhance consumer choice by making provision for shopping, leisure and local services

which provide community choice, particularly among socially excluded groups. With regard to existing centres that are in decline, the guidance states that Councils should access the scope for consolidating and strengthening those centres by seeking to focus a wider range of services to promote diversification and improve the environment.

In respect of local centres the guidance states that such a network is essential to provide easily accessible shopping to meet peoples day to day needs. Local Planning Authorities should plan the distribution of growth, using it to rebalance the network of centres to ensure that it is not overly dominated by the largest centres, that there is a more even distribution of facilities, and that peoples everyday needs are met at the local level. In order to do this the statement suggests that LPAs should “ use growth to strengthen the lower tier centres, including those centres needing regeneration.

It also provides guidance on what it considers are other relevant matters in selecting sites and as material considerations in determining planning applications. It suggests LPAs should consider the degree to which these may outweigh any objections to

- a) need for development
- b) appropriateness of the scale of development
- c) sequential approach to site selection
- d) impact of the proposal
- e) accessibility of the location.

The other relevant matters are physical regeneration and the benefits of developing on previously developed sites; economic growth and social inclusion- such as increasing the accessibility of a range of services and facilities to a range of groups.

A requirement of Government guidance is for the applicant to demonstrate a need for and the likely impact of large retail proposals. A retail Statement has therefore been submitted and this is discussed more fully in the following sections.

Planning Policy Guidance 13 Transport

The key aims of PPG13 are to seek to encourage alternative modes of transport which have less of an environmental impact and reduces the reliance on the private car, and promotes accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling. The applicants have submitted a traffic impact assessment, which has been examined by the Head of Engineering Services. This site is located at the junction of Victoria Avenue East and Rochdale Road, both of which carry a number of bus services, which are frequent. The plans show the car park can accommodate 270 parking spaces, of which 34 are to disabled standards. There is also cycle storage provision within the car park. There would also be a condition attached to any consent granted requiring the submission of a green travel plan to encourage travel to and from the site by non-car based travel models. It is concluded that the proposal accords with the principles of PPG13.

Regional Planning Guidance for the North West

Policy DP1 RSS

The following principles underpin RSS

Promote sustainable communities

Promote sustainable economic development

Make the best use of existing resources and infrastructure;

Manage travel demand, reduce the need to travel, and increase accessibility;

Marry opportunity and need;

Promote environmental quality;

Mainstreaming rural issues;

Reduce emissions and adapt to climate change.

It is concluded that proposal accords with the broad principles of DP1.

Policy DP5- Manage Travel demand; reduce the need to travel, and increase Accessibility.

The policy states that development should be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally. A shift to more sustainable modes of transport for both people and freight should be secured. An integrated approach to managing travel demand should be encouraged, and road safety improved.

Safe and sustainable access for all, particularly by public transport, between home and employment and a range of services and facilities (such as retail health, education and leisure) should be promoted, and should influence locational choices and investment decisions.

It is considered that a proposal, which provides a modest retail floorspace proportionate to the status of this centre, would be in line with the principles in policy DP5. Since the closure of the Kwik Save store in 2006 there has been no freedom of choice in the retail market for those that fall within the low car ownership category, and the local provision has been insufficient to cater for the day to day needs. The socio economic make up of the area is one of high worklessness, a high percentage of occupants are elderly, and there is also a high number of long- term ill or disabled. A new retail store would fill this short fall in the local retail provision, and would also contribute to the provision of leisure facilities in the form of the library, and education and training through the provision of the Manchester Adult Education Centre on the Mezzanine level within the library. The reservation regarding this application is where the size of the retail unit would be appropriate in a local centre, whether its size would have a negative impact on the viability of other centres in North Manchester.

Policy DP6 – Marry Opportunity and need

This principle is closely linked with the previous policy (DP5) in that it encourages accessibility, and brings together two important spatial concepts proximity and connectivity- to address social inclusion in its widest sense and regeneration.

It is considered that the proposal broadly complies with the policy in that it would contribute further to the regeneration of the area through the provision of local facilities and, by way of employment, leisure and education and through skills and employability initiatives. These factors contribute to inclusiveness for all.

Policy W5- Retail Development

Plans and strategies should promote retail investment where it assists in the regeneration and economic growth of the north - west's towns and city centres. In considering proposals and schemes any investment made should be

consistent with the scale and function of the centre, should not undermine the vitality and viability of any other centre or result in the creation of unsustainable shopping patterns. Investment of an appropriate scale, will be encouraged in order to maintain and enhance their vitality and viability, including investment to underpin wider regeneration initiatives, to ensure that centres meet the needs of the local community, as identified by local authorities.

It is acknowledged that the proposed retail element of the proposal is somewhat larger than that normally located in a local centre. It nevertheless has the potential to bring with it some benefits in the form of regeneration initiatives including local employment where there is currently high levels of unemployment, local services provision enabling greater freedom of choice where there has been very little for the past 2 years, reduced dependency on the car in an area where there is very low car ownership and skills / retraining to assist getting people back into the work force which will then contribute to the local economy.

Policy L1- Health, Sport, Recreation, Cultural and Educational Services Provision.

This policy states that plans, strategies, proposals and schemes (including those of education, training and health service providers) should ensure there is provision for all members of the community (including older people, disabled people and the black and minority ethnic population) for;

The full spectrum of education, training and skills provision through schools, to further and higher education and to continuing education facilities and work related training and
Sport, recreation and cultural facilities

In doing so they must take account of the local community (including service users) and carry out an assessment of demographic, sporting, recreational, cultural, educational, skills training and health needs in local communities. Furthermore they should ensure that accessibility by public transport, walking and cycling is a central consideration.

Town and Country Planning (shopping Development) (England and Wales)

(No 2) Directions 1993- The application shall be referred to the Secretary of State in relation to the above legislation section 3 (1) (b) (i)

The proposal has a gross floorspace of not less than 2,500 square metres but of less than 20,000 square metres on its own, but which when aggregated with other retail developments of not less than 2500 square metres within a 10 mile radius would exceed 20000 square metres.

Strategic Regeneration Framework for North Manchester.

NMSRF- identifies the Higher Blackley and Charlestown Areas as residential areas with the Rochdale Road/ Victoria Avenue areas as major gateway into the City. The area is identified as a Neighbourhood Centre within the UDP and as a key Community Service Cluster within the SRF, which could provide a local retail offer and other community services (ie local housing, employment services etc). Key principles of the SRF seek to enhance North Manchester's

role as a residential area and to improve the quality of life for all residents within the area. The framework's objectives include:

Creating sustainable communities and ensuring that the economic resurgence is accompanied by a range of measures to secure benefits for all the local people and to enhance the social, economic and physical condition of the area such that it becomes a safe friendly area in which to live and work and contains the range and quality of facilities necessary to ensure the long term viability of the area.

Unitary development Plan

Part 1 Policies

Policy S2.1 advises that the Council recognises the importance of good quality local and convenience shopping facilities within easy reach of people's homes and will ensure that all parts of the City are well provided for and that facilities are accessible to everyone. New shops to meet local need will be encouraged. Broadly the uses proposed within the local centre would accord with this policy in that it would provide new quality local shopping provision for the residents of Blackley and Charlestown.

Policy S2.4 advises that new shopping facilities should not significantly affect the amenities of nearby residential areas particularly through increased traffic congestion, noise and pollution from cars. This scheme would involve the re-development of a vacant brown-field site. Given access would be from existing routes in the local area, it is considered that the proposed development would not be significantly detrimental to the amenities of nearby residential communities. However, measures in relation to minimising the effects of the location of the proposed food store service area, have been introduced and include a landscaped buffer and boundary wall to reduce the impact of potential noise and disturbance, and a condition to restrict the hours of operation of the proposed service area.

Policy S2.5 requires that new shopping facilities are designed to high standards with adequate parking and should provide a safe and attractive environment for shoppers. Policy S2.6 requires major proposals to provide a range of facilities including bus and taxi lay-bys, cycle parking, and toilets. The plans show a modern well designed development, which provides for an attractive corner to the junction through the contemporary design of the library, interest on main frontages and integrates into existing development. Plans also indicate the provision of cycle parking, and spaces allocated for disabled people, in these respects the proposal complies with policies S2.5 and S2.6.

Policy E3.3 advises that the Council will seek to upgrade the appearance of the City's major radial and orbital roads and rail routes. This scheme will create a quality development fronting onto a gateway route.

Policy R1 states that the Council will pursue an area based regeneration strategy working with local communities, public sector and the private and voluntary sectors and Central Government in order to achieve a holistic approach to dealing with economic, social and environmental problems. The Council will also ensure the regeneration programmes maintain and create a local centre comprising a mix of uses which would be accessible by a range of

modes of transport, and which would create jobs for the local community. The scheme accords with the objectives of policy R1.

Part 2 of the UDP

BM1 General Policy

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

- a. protect and improve the quality of the formal and informal open space;
- b. retain the primarily residential character of the area;
- c. improve the housing stock and housing environment;
- d. provide adequate and accessible shopping and other community facilities for all members of the community, particularly those with special needs;
- e. increase accessibility to employment opportunities and shopping centres

Located outside the area;

- f. maximise the benefits to the area of the proposed Manchester Outer Ring Road (M66), but in a way which is not damaging to the quality of life of established communities

Apart from the new complex at Heaton Mills, local shopping centres are at the junction of Rochdale Road/Victoria Avenue and Hollinwood Avenue/Moston Lane. As a result, residents tend to rely on small clusters of shops for their daily needs. These shops are especially important to local people because of the relatively high proportion of elderly residents, and the Plan will try to safeguard them.

It is considered that this policy would accord with policy BM1 as it would provide adequate and accessible shopping and other community facilities for all members of the community. It would create a development with a mix of uses to revitalise the local centre if brought forward as a comprehensive package.

BM11 Shopping & Community Facilities

No major new shopping facilities are envisaged in the area and the main emphasis will therefore be on retaining and improving existing centres, especially at Rochdale Road/Victoria Avenue; this being highlighted as one of the centres for the focus of this activity. The reasoning to this policy is in recognition of existing retail patterns in the area and the lack of suitable sites for further major retail growth.

It is considered that the uses proposed would accord with policy BM11 in that the retail unit would complement those retail units already within the centre, and visitors to the store and library would take the opportunity to visit the existing facilities, thus resulting in an increase in footfall to the centre.

Issues

Retail Assessment

The application has been accompanied by a retail assessment. The assessment examines shopping patterns and trends within the local centre and seeks to identify if a quantitative and / or qualitative need can be demonstrated.

The applicants retail assessment notes from the outset that the application relates to retail development within a centre and as such there is no statutory basis provided either by the development plan or more recent guidance set out in PPS6 for such an assessment, as the retail development proposed is located on land within a defined retail centre. It is also concluded in the assessment that the proposed development, whilst increasing the attraction of the centre, is unlikely to increase its attraction so substantially as to have any material impact upon neighbouring centres.

The applicants report goes on to inform that the assessment demonstrates a clearcut need. There is a significant shortfall in convenience goods shopping facilities in the Blackley area, this together with the significant need for an increase in locally based shopping facilities having regard to the socio economic and demographic characteristics of the community the store will serve. These factors combine to mean that the local community requires easy accessibility to local shopping facilities if they are not to be socially excluded and meet the local day to day needs of the local community. The applicant does not consider as a result of the assessment, that the development of the application proposals will give rise to any material adverse impact on any neighbouring centre as a result of a diversion of turnover from that centre.

The City Council considers that the proposed development does give rise to some significant concerns about the scale of the proposed development and its relationship to the role and function of the existing local centre. Local centers will generally be inappropriate locations for large scale development, even when a flexible approach is adopted. Larger developments should be directed to centers higher up the hierarchy. The scale of development should relate to the role and function of the centre within the wider hierarchy and the catchment served. The aim should be to locate the appropriate scale of development in the right type of centre, to ensure that it fits into that centre and that it complements its role and function. This proposal would be considered to be larger than that normally found in a local centre and there are concerns about the total floorspace and whether it would give this centre a role which would exceed the usual function of a local centre as set out in PPS6.

A local centre by definition would include a range of small shops of a local nature, serving a small catchment. Typically local centres might include amongst other shops a small supermarket, (previous Kwik Save occupied 762 square metres gross) a newsagent, a sub-post office and a pharmacy. A retail unit of this scale 4005 square metres (gross) being classed as a superstore, would be of the size to be found in a district centre, which by definition would comprise of groups of shops often containing at least one supermarket or superstore and a range of non-retail services such as banks, building societies and restaurants, as well as local public facilities such as a library.

Having taken these concerns into account, the main issue is the impact that the proposed retail element would have on the existing hierarchy of centres and the

catchment they serve. Looking at the demographics of the area, the population comprises of many elderly residents, low car ownership families and high levels of long term illness. This results in a community that does not readily have the ability to travel out of their immediate catchment area to other centres. There has been no choice of retail provision to serve the community for over 2 years, and so those that are able, have had no option but to use the other centres. It is considered therefore that the majority of users of the new retail provision would likely comprise of claw back custom, and therefore not result in a detrimental impact upon the other centres within the hierarchy, with the proposed retail provision having the added benefit of being easily accessible by public transport.

The centre that the application site falls within is a small local centre, and it has never been envisaged as performing a district centre role.

In developing its evidence base for its Local Development Framework and in particular its Core Strategy development plan document, the City Council have commissioned a number of research studies. Two studies completed over the past three years, have investigated the likely capacity for new retail development over the next 15 years and also the qualitative aspects of the City's existing district and local centres. The conclusions of these studies will inform the development of a policy framework within the Core Strategy for Manchester's district and local centres.

Manchester Quantitative Retail Needs Study (July 2006)

NORTHERN AREA CONVENIENCE GOODS

In the Northern Area, Cheetham Hill and Harpurhey District Centres are both trading well in terms of their convenience goods turnover, whereas the Sainsburys store at Higher Blackley is under performing.

The strong performance of the Asda at Harpurhey and the performance of stores in Cheetham Hill, creates residual expenditure capacity to support new convenience goods floorspace. This will, however, be absorbed by the development of a new Tesco store in Cheetham Hill District Centre. It is considered that once the Tesco store has come forward there will be no further scope for additional convenience goods provision in quantitative terms in the Northern Area over the period to 2021. It will have a new main foodstore and additional unit shops in Cheetham Hill District Centre, a consolidated and improved offer in Harpurhey District Centre in addition to the Asda main foodstore, and an out-of-centre main foodstore at Higher Blackley. This provision is complemented by everyday facilities in the Local Centres and local parades.

NORTHERN AREA COMPARISON GOODS

The Northern Area currently has the greatest proportion of comparison goods provision outside of Manchester City Centre. This is largely as a result of the recent completion of the first phase of the Manchester Fort Shopping Park.

The shopping patterns in the Northern Area are still likely to be in a settling down period following the redevelopment of Harpurhey District Centre and the

new development of the Manchester Fort Shopping Park. The turnover of both of these destinations is likely to improve as they consolidate their trade draw. There has been some capacity identified to support new comparison goods floorspace in the Northern Area. However, this will be more than absorbed by the development commitments in the pipeline including Phase Two of the Manchester Fort development and the comparison goods floorspace proposed in conjunction with the Tesco scheme at Cheetham Hill District Centre. As such no quantitative capacity has been identified to support further comparison floorspace in the Northern Area on the basis of current market shares and there will be no need to plan for further comparison goods development in this area.

Manchester UDP policies are generally supportive of the principle of some form of retail store within the local centre. Furthermore the loss of the Kwik Save from the local centre has resulted in a deficit of local food retailer in the area. A new foodstore of appropriate size will help strengthen the centre and help remedy deficiencies in local shopping. However given that this proposal would be considered to be larger than that normally found in a local centre there are concerns about the total floorspace and whether it would give this centre a role which would exceed the usual function of a local centre as set out in PPS6. The applicant has carried out additional work in relation to the scale of development in order to justify the proposal. This further information has been assessed, and whilst it is acknowledged that the additional information submitted in support of the scheme has not demonstrated that the scale of the development is appropriate to the role and function of the local centre, consideration must be given to the need to remedy the deficiency in food shopping provision in Blackley. Consideration has been given to what harm there would be if permission were granted, and as stated previously it would result in a store of a greater size that is not appropriate to a local centre, however the scale would still be smaller than the facilities to be found in a district centre. It is therefore acknowledged that there would be some harm as a result of the development, but the regeneration and community benefits that this proposal brings with it are considered to far outweigh any adverse impact upon the hierarchy of centres. The centre has been without the benefit of a local food retailer for the past 2 years, and this proposal seeks to remedy the deficiencies of retail provision and choice within this area, and in the absence of any evidence of harm, on balance, the recommendation is one of approval.

Whilst the proposals are not considered to be in scale with the local centre, in other respects, the information submitted in support of the application indicates that the proposals are likely to satisfy the requirements of Government Policy.

The loss of the Kwik Save store has left the area without an anchor food retailer for the centre. PPS6 recognises that more deprived areas often have poorer access to local shops and that local authorities should be helping remedy this deficiency, helping people to meet their day to day needs.

However the crucial point in recommending approval is the significant regeneration benefits that accompany the proposal. These include such measures as re use of a Brownfield site identified as a development site, that has remained vacant for the past 2 years, the landscaped frontage onto Victoria Avenue East incorporating tree planting, and a quality designed multi functional D1 building which is on a primary gateway route into the City. It would also

include physical employment (local job creation), economic investment in the area and reduction of social exclusion by giving local residents better access to a range of services. A major regeneration benefit for the local community will be the purpose built state of the art library that will be brought forward as part of this mixed use development. As well as providing the library, it also brings provision for community meeting rooms, and the mezzanine floor would house a valuable facility in the form of the Manchester Adult Education Service, which would provide continuous development and training facilities that are much needed in the area.

Both the UDP for the City of Manchester and national policy within PPS6 supports strengthening local centre's with new facilities that meet peoples day to day needs. Draft PPS6 reflects the Governments objective to encourage competition and gives in centre impacts, these can be outweighed by significant wider economic, social and environmental benefits deriving from the scheme.

The proposal clearly accords with the intention of policy to direct investment in retail and leisure uses to existing centres.

Regeneration

There are significant regeneration benefits to be gained from the proposed development in an area with some high levels of deprivation. This proposal will be a replacement for the former Kwik Save and will provide an improved food offer for local residents, and the introduction of a purpose built library and community facility helping to strengthen the existing centre. Both the UDP for the City of Manchester and national policy within PPS 6, supports strengthening local centre's with new facilities that meet people's day to day needs. The consultation draft on revised PPS 6 is reflecting the Governments objective to encourage competition and gives greater weight to new development that delivers wider social, physical and economic benefits, particularly in deprived areas.

The mixed use development supports the future service strategies for the area of Libraries and Adult Education Services. The approach provides much needed community facilities within the area, which also offers scope to address social and economic issues around training (Adult Education Services) and employment issues and there is potential community meeting space for local neighbourhood groups.

It would provide an improved /higher quality retail offer for the area, and will bring back into use a Brownfield site that is identified within the local plan as a re-development opportunity. Within the existing local centre there are very few facilities for short- term parking. The 270 spaces that are to be provided with the new development will provide short- term parking for users of the library, supermarket and supports visits to other businesses in the cluster

There are potential local employment opportunities emerging from the new supermarket, some of which will be part time positions that will assist in flexibility of employment provision. This level of investment will complement the public realm, environmental facelift works and corridor improvements undertaken in the last eighteen months in the area. The development of the

quality new build project will improve the visual quality of the gateway into the City of Manchester.

There are no other sites within the area that have the same regeneration potential to offer the mixed use approach as outlined.

Employment

North Manchester Regeneration Team have historically worked closely with local employers with a view to the provision of employment opportunities for local people. The approach towards this proposal would be no exception, and North Manchester Regeneration Team are hopeful that the future operators of the retail unit will sign up to this initiative, which would be welcomed in an area of high unemployment.

Principle of Development

The proposed development would comprise of a large 24 hour retail store and purpose built library. A mezzanine floor is proposed over the ground floor of the library and it is expected that the Manchester Adult Education Service will take up this mezzanine floor. This facility will also be used, to provide meeting rooms for use by the community. The mixed - use development will create vitality and diversity in the area providing increased activity at all times of the day.

The development would be high quality in terms of the layout and design of the buildings and their finishes, which together with the uses involved would provide facilities to enhance the district centre. The larger component of the scheme is in the form of the retail store, which would occupy the north- eastern side of the site, with the library occupying the western side of the site. Both of the buildings would be modern well designed buildings being visible from both Victoria Avenue east and Rochdale Road.

Layout and Design

The design and layout of the development has been designed within the spirit of the Guide to Development in Manchester. The main public aspect of the site fronts onto Victoria Avenue. The main pedestrian access points to the site, establish the links between the proposed development and the existing centre. The scheme incorporates a two storey library / community building at the junction of Rochdale Road and Victoria Avenue East. This part of the development provides a strong curved largely glazed elevation emphasising its corner position and providing a controlled visually permeable elevation for the library to welcome visitors in and give views out. The layout plan enhances the presence of the new buildings on the street corner and to the back of pavement line along the whole of the built frontage of the site, and brings a corner building to the back of pavement line. The development has addressed as far as possible the Design Guide objectives.

The layout provides for a car park, which, will be articulated with tree planting and landscape shrub beds. The visual impact of the car park from Victoria Avenue east will be softened by the boundary treatment and landscaping. This coupled with the falling levels across the site will screen the cars.

A single point of access is provided on Victoria Avenue East, with the egress being onto Rochdale Road. As well as the perimeter pedestrian routes, the car park will be crossed by a well defined pedestrian footpath and speed platforms will be incorporated into the layout to ensure the slow movement of vehicles around the site.

The elevational treatment of the buildings will respect the urban location and will blend traditional and modern materials of brickwork, glazing, flat metal cladding panels and well designed eaves features and roofscape. They will be modern in design but will be given the scale and treatment of two storey buildings.

Internal Layout

There have been no plans submitted as part of the application in relation to the internal fit out of either the library or the supermarket. However when determining the future layout of the supermarket there are certain issues that must be borne in mind by the operators. As part of the Regional Spatial Strategy to 2021 for the North West Region, greater emphasis is placed on facilities and services, which contribute to a healthy sustainable community. (RSR policy L1).

Opportunities for advertising tobacco have reduced substantially as a result of the Tobacco Advertising and Promotion Act 2003 (TAPA). Consequently almost the only advertising now legal is through display at the point of sale, and even this is regulated.

The high visibility of the booths often used in supermarkets to sell tobacco is primarily a concern because it increases the amount of tobacco advertising seen, particularly by children and young people. There is also evidence that point of sale displays can stimulate impulse purchases among those not intending to buy cigarettes and, importantly, among adult smokers who are trying to quit. Therefore moving the display of tobacco to somewhere less visually dominating is justified in deterring young people from smoking.

This is an initiative that Manchester City Council fully supports and with applications of this type a condition will be attached to any consent granted in relation to the location of the tobacco displays within the retail units.

Secure by Design

The proposed scheme is intended to have CCTV. The entire site would be lit and managed, and all service yards would be gated.

The proposed food store would be a 24 hour operation, and the use of transparent materials comprising of the main elevations would maximise natural surveillance.

In accordance with policy DC14, if roller shutters are provided these would need to comprise of grilles set into the glazing to create security without the creation of a blank frontage. This aspect of the scheme would be conditioned. A condition would also be attached to ensure that during daylight hours the shutters remain open, ensuring there is no blank frontage.

A crime Impact Statement was submitted with the application, and following consultation with Greater Manchester Police Architectural liaison Officers, subject to the implementation of the recommendations within the Crime Impact Statement Secure by Design Accreditation would be achievable for this development.

Ground Conditions

The applicant has submitted all the reports relating to the ground conditions at the pre application stage. Following on from comprehensive negotiations the Head of Environmental Health is satisfied with the submitted information and recommends the attachment of a condition relating to contaminated land. The information that would be required to discharge the condition would only relate to :

1-Confirmation and clarification of the hydrocarbon odours and aluminium core issue.

2- After completion of site works, a verification report is required to validate that the works undertaken conforms to the remediation proposals received and agreed by this section.

Transport Impact Assessment

The Transport Impact Assessment provides a detailed evaluation of the transport effects and proposed measures associated with the local centre development.

Local accessibility, existing traffic conditions, highway facilities and transportation constraints affecting this proposal are reviewed as they effect the potential operation of the development. The conclusion reached by the TIA is that:

*The data has demonstrated that a lower level of car ownership in the ward indicates that the food store and library could have a lower level of car borne trips.

*The proposal would bring forward a local facility, which can be accessed by pedestrians, cyclists and (short) public transport trips.

*The site is accessible by a high quality footpath and cycle network. The high level of existing pedestrian facilities in terms of crossings, footpaths and pelican crossings at the Victoria Avenue East/ Rochdale Road junction is considered to be able to accommodate the proposed pedestrian activity.

*The site is located adjacent to frequent bus routes.

*The shared use of the site would encourage shared trips.

The car park is accessed from Victoria Avenue East, it incorporates landscaping and walkways which will help to reduce traffic speeds. Servicing of the library would be taken from the rear of the building off Rochdale Road

On site car parking will be of an adequate quantity, appropriate layout and will have the attachment of a condition relating to the management of the car park attached to any consent granted. The proposal also allows for secure covered cycle storage within the car park.

Following evaluation of the information submitted the Highways Agency has no objections to the proposal, as the development would result in a minimal impact on the strategic highways network.

There were extensive pre application consultations with the Head of Engineering Services who was satisfied that the developments impacts have been accurately modelled. It is not considered that the proposal would have a significantly negative effect at the junction and therefore would not warrant mitigation works.

It is recommended that a condition be attached to any approval granted in relation to a section 278 agreement due to alterations on Victoria Avenue to accommodate the revised site access, pedestrian island, signing and lighting.

Landscaping

There are some self-seeded trees on the site and it is the intention to remove these. The site also has quite extensive cover of Japanese Knotweed. This would be eradicated as part of the proposal. The applicant has provided a brief landscaping scheme, which introduces soft-scape in the form of suitable street trees along the Victoria Avenue East frontage. Within the site, the car park will be planted with a regular grid of trees but of mixed species chosen for their biodiversity of the site having flowering and fruiting characteristics. There would be at least 40 new trees proposed as part of the scheme. There is some concern in relation to the species nominated as they could have the potential to produce fruits, which could become a slip hazard, and as such a condition relating to the landscaping and tree planting should be attached to any consent granted.

Ecology

The proposed development site has been assembled from a number of different uses including the former Kwik Save store, former Esso petrol filling station (derelict), and derelict land surplus to the construction of the M60 Motorway. Some of the trees on the site are self seeded and are of mid age maturity. A bat survey was undertaken at the appropriate time of the year when bats are active and at maternity roosts. The survey involved detail inspection both internally and externally. It is considered that reasonable effort has been used to assess the sites potential for roosting bats. It is concluded that the development site has very low potential for roosting bats. It is recommended however that conditions be attached to any consent granted in relation to eradication of Japanese knotweed, and the clearance of the scrub and vegetation of the site being engineered outside of the bird nesting season. The applicants have also stated that suitable locations for bird and bat boxes will be sought around the site following consultation with the ecologists.

Boundary Treatment

Boundary treatment to the service store access road and rear access area would be 2 metre high weld mesh powder coated panels. The gates to the main access from Victoria Avenue East would be at the same height and in the same material. The proposed boundary treatment to the front elevation of the Victoria Avenue East elevation and turning the corner along the boundary with Rochdale Road is proposed as a low brick wall of 300 millimetres with an 800 millimetres polyester powder coated steel fence to the top of the wall.

Although boundary treatment has been indicated, full specification and details have yet to be provided. It is therefore recommended that a condition be attached to any planning approval in this respect.

Sustainability

The applicant will seek to achieve a BREEAM rating of very good for the shell works and will encourage the incoming tenant to design the fit-out works to this minimum standard. The development will redevelop and restore to use a derelict brown-field and contaminated site. The applicant will ensure that all materials are sourced from sustainable and where applicable renewable sources. The applicant as developer will ensure that the proposed development incorporates SUDS drainage to the site generally and the opportunity for harvesting rainwater will be explored. Tenants will be required to include water efficient devices in their fit out.

Waste management

The service yard will accommodate a compactor and other waste collection bins. The customer car park will be provided with a prominent and accessible location for a re-cycling centre. A condition would be attached to any consent granted with regards to the operational requirements for the recycling facility.

Recycling Facilities

The scheme includes facilities for recycling in the north - eastern corner of the site.

Disabled Access

34 parking spaces have been allocated for disabled use, and have been located as close to the entrance to the store as possible. They are accessible from a safe independent pedestrian route.

All buildings would have level access, which would be clearly identified and well lit, with appropriate external door widths, and contrasting bands on any wholly glazed doors to the units to ease use by partially sighted people. The comments regarding the proximity of the parking spaces to the library was related to the applicant, who stated that the area for the parking was governed by the differing levels on the site, and that the spaces were as close as was possible to provide. The buildings would be compliant with DFA2

Noise/ Impact on Residential Properties.

Although the service yard to the food store would be screened from the properties on Rochdale Road by the proposed fencing, it is recommended that servicing hours be restricted to reduce the impact of HGV movements (ie refrigerated vehicles during the early hours). On balance it is considered that the potential impact on residential amenity can be satisfactorily mitigated by the attachment of conditions relating to servicing noise, and the advantages accruing from a store and library in this location outweigh any residual concerns about residential amenity.

Section 106 Agreement.

The applicants are to enter into a section 106 legal agreement in relation to the development. The agreement will enable a financial contribution to be made to upgrading the 2 bus stops in the vicinity of the proposal site, which will then improve the accessibility to the site by public transport. The agreement will incorporate details to ensure the deliverability and success of the mixed- use development of the site. The Section 106 agreement would include such details as the level of shell construction and the specification of the agreed fit out of the D1 building to a standard agreed between the applicants and the City Council, in order that the building can be handed over and rented by the City Council at a commercial rent for use as a library and community facility.

Conclusion

Although the applicant has not demonstrated scale at this location the proposal would remedy the deficiency in food provision in the centre. The regeneration benefits brought about by this development would be so significant as to merit a recommendation of approval

The redevelopment of this site with an attractive quality development will bring environmental and regeneration benefits creating in the order of 250 jobs many of which will be from the local market.

It is considered that the retail element of the scheme would be a significant improvement on that currently available within the centre, and the provision of a high quality library meets a local need in providing much needed community facilities, and along with this the provision of training and support in the form of the Manchester Adult Education Service. It is considered that the proposal would deliver clear positive benefits by introducing a quality mixed scheme in North Manchester. It will create a number of employment opportunities both full and part time suitable for those requiring flexible working hours and it would create important opportunities to develop skill levels. The development would be in an accessible location for pedestrians, cyclists and those travelling by public transport.

Discussions are currently in progress between applicant and libraries in relation to construction and handover of the library element of the proposal, and the application is to be the subject of a Section 106 legal agreement to ensure that the mixed use scheme is delivered as a comprehensive package.

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 subject to the signing of a 106 agreement relating to the financial contribution to the updating of the bus stops within the vicinity of the site, the specification of the shell and fit out of the D1 library / community facilities and the referral to the Secretary of State for the Environment, Transport and the Regions in accordance with the Town and Country Planning Act 1990 because it represents a departure from the adopted Unitary Development Plan, and under the Town and Country Planning (Shopping Development England & Wales) (No.2)Direction 1993.**

Conditions and/or Reasons

1) The development must be begun not later than the expiration of 18 months 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: 4344/199, 200 RevP, 201RevF, 202 Rev G, 204 RevG, 206 RevD, 207 RevD 208 RevC Design, landscape and environmental standards statement, Transportation Assessment, Travel Plan, Transport Note, Service management Strategy, Retail Assessment, Regeneration Statement, Final Phase 1 Environmental Review, Final Phase 2 Site Investigation report, Tier 1 Environmental Assessment, Review Report, Ground Investigation Report, Crime Impact Statement, Repeat Bat Survey, Waste Management Strategy pro forma, Acoustics Report, Tree Survey. Stamped as received 4th of March 2008, 7th July 2008, 12th September 2008, 15th October 2008, 22nd October 2008

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2, S2.1, S2.4, S2.5, E3.3 of the Manchester Unitary Development Plan.

3) 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.

4) 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.

5) 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".

6) 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.

7) All contractors vehicles entering and leaving the site during construction period shall be properly sheeted.

Reason

To ensure that the proposed development is not prejudicial or a nuisance to the adjacent premises in the interests of public health and amenity, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

8) The details of an emergency telephone contact number for site manager / security shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To prevent detrimental impact on the amenity of nearby residents and in the interests of local amenity in order to comply with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

9) Before development commences a scheme for the extraction of any fumes, vapours and odours from any part of the development hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.

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

10) Before the development hereby permitted is commenced a scheme showing the provision to be made for disabled people to gain access to retail unit and library and including route widths, levels and gradients, shall have been submitted to and approved by the City Council as local planning authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of the Unitary Development Plan for the City of Manchester Policies H2.2 The details shown on drawing 4344 200P shall be retained and operational for so long as the building is in use.

11) Prior to the development hereby approved becoming operational, the cycle parking shown on the approved plans shall be made available for use, retained and permanently reserved for bicycle parking.

Reason

To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport, pursuant to T3.7 of the Unitary Development Plan for the City of Manchester.

12) Prior to the development hereby approved becoming operational, full details of the specification for the covered cycle storage shall be submitted to and agreed in writing by the City Council as local planning authority. Development shall only be carried out in accordance with the approved details.

Reason

To ensure that adequate provision is made for the safe and secure storage of bicycles for persons occupying or visiting the site, pursuant to policy T3.7 of the Unitary Development Plan for the City of Manchester.

13) 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 amenity and public health, pursuant to policies S2.4 and H2.2 of the adopted Unitary Development Plan for the City of Manchester.

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

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

15) No roller shutters or security grilles shall be installed within the development unless they are in accordance with plans and particulars (showing an open grille construction, with the housing for the mechanism recessed behind the plane of the wall where the mechanism is to be located and the housing being colour-coated,) which have been previously approved in writing by the City Council as local planning authority.

Reason

In the interests of visual amenity, pursuant to policy DC14, policy S1.2 and policy E3.3 of the Unitary Development Plan for the City of Manchester.

16) Any proposed shutters on the frontage of the library and the retail unit shall be open / raised from when they open for business to close of business in the evening.

Reason

In order to ensure that the appearance of the building is in keeping with the character of the area.

17) This permission hereby approved relates to a retail store (class A1) of no greater than 4,154 square metres (44,710 square feet) and library (use class D1) of no greater than 1,365 square metres (14,690 square feet including mezzanine) unless otherwise agreed in writing by the City Council as local planning authority.

Reason

For the avoidance of doubt as changes to any element of the development may have consequences in terms of national and local policy considerations.

18) Neither the Class A1 foodstore nor the D1 Library shall be occupied until the car parking shown on the approved plans has been surfaced, demarcated and made available for use. The car park shall then be available at all times whilst the site is occupied.

Reason

To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policy T2.4 and S2.5 of the Unitary Development Plan for the City of Manchester.

19) No trees shall be felled, or have any work undertaken on them, nor scrubland cleared during the bird nesting season (March to July inclusive), unless otherwise agreed in writing by the City Council as local planning authority.

Reason

To ensure the protection of wildlife habitats in the locality, pursuant to policy E2.4 of the Unitary Development Plan for the City of Manchester.

20) No development approved by this permission shall be commenced until a scheme for the provision and implementation, of surface water regulation system has been approved by the City Council as local planning authority in consultation with the Environment Agency. The scheme shall be completed in accordance with the approved plans.

Reason

To prevent the pollution of the water environment, pursuant to policy E1.3 of the adopted Unitary Development Plan.

21) The development hereby approved shall incorporate measures to minimize the environmental impact and energy use of the building and shall achieve a Building Research Establishment Environmental Assessment Methodology (BREEAM) rating of at least very good. Written confirmation of the rating shall be submitted to and approved in writing by the City Council as local Planning Authority before the development is occupied, unless otherwise agreed in writing by the City Council as local planning authority.

Reason

In the interests of minimising the environmental impact of the development, pursuant to Manchester Unitary Development Plan policy E1.5

22) Prior to development commencing, details of methods to be used to incorporate both roosting opportunities for bats and nesting boxes for birds shall be submitted to and approved in writing by the City Council as local planning authority and shall be implemented in accordance with the agreed measures.

Reason

In order to secure satisfactory provision for ecology within the area pursuant to policies E2.3 and E2.4 of the Unitary Development Plan for the City of Manchester

23) Full detailed designs (including specifications) of all off site highways works, shall be submitted to and approved in writing by the City Council as Local Planning Authority, prior to the development commencing. The development shall be implemented in accordance with the approved details, prior to the commercial units being brought into use, unless otherwise agreed with the local planning authority.

Reason

In the interests of highway safety, pursuant to policy T3.1 of the Unitary Development Plan for the City of Manchester.

24) Before the development is occupied, notwithstanding the details of the proposed boundary treatment shown on drawing number 4344/200P., full details of all proposed boundary treatments within the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

Reason

in the interest of visual amenity of the area, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

25) Prior to the commencement of development, full details of a scheme for the management, destruction and/or disposal of Japanese Knotweed, to be carried out by the developer, shall be submitted to and approved in writing by the Local Planning Authority. This plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority for approval in order to ensure that the agreed scheme is still applicable.

Reason - To prevent the spread of Japanese knotweed and to protect the existing and proposed planting for the site, pursuant to Policies E1.6, E2.4, E2.6, E3.1 and E3.5 of the adopted UDP for the City of Manchester.

26) No development shall commence unless and until a scheme for the management of the site car park in relation to providing short stay parking provision to visitors to the local centre has been submitted to and approved in writing by the City Council as local planning authority, and thereafter implemented as agreed unless otherwise agreed in writing.

Reason

To ensure the satisfactory operation of the parking provision and in the interest of public amenity Pursuant to S2.5 and T2.4 of the Unitary Development Plan for the City of Manchester.

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

8:00 am to 9:00 pm Monday to Friday and 8:00 am to 5:00 pm Saturday and Sunday;

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

28) Prior to the commencement of development details shall be submitted to and agreed in writing in relation to deliveries servicing and collections including waste collections, and thereafter be implemented in accordance with the agreed detail.

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

29) Prior to the retail development hereby permitted from being brought into use, details of all areas for the display and sale of tobacco products shall be submitted to and agreed in writing with the City Council as local planning authority. Such areas for display and sale shall only take place in accordance with the agreed details.

Reason

In the interest of public health pursuant to policies H1.1 of the strategic regeneration framework for North Manchester, policy L1 RSS north west 2021, and Guide to Development in Manchester SPD and PG adopted April 2007.

30) a) Before the development hereby approved commences, confirmation is required to be submitted to and approved in writing by the City Council as local planning authority that the aluminium core membrane applied to the development will also protect from hydrocarbon odour issues as well as ground gasses.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy Site Investigation Report and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, an Expert has prepared a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy Site Investigation Report) which shall be submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy Site Investigation Report, which shall take precedence over any Remediation Strategy Site Investigation Report or earlier Revised Remediation Strategy Investigation Report.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in

the interests of public safety, pursuant to H2.2 of the Unitary Development Plan for the City of Manchester.

31) Prior to occupation, details of a full servicing strategy for both the A1 retail unit and the D1 library/community facility shall be submitted to and approved in writing by the City Council as local planning authority and thereafter shall be implemented in accordance with the agreed strategy.

Reason

In the interest of both pedestrian and highway safety within the vicinity of the site, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.

32) Details of a Travel Plan with the objective of encouraging sustainable modes of transport for future occupiers of the development, and including particulars of its implementation and monitoring of effectiveness and how measures to improve effectiveness shall be implemented, shall be submitted to and approved in writing by the City Council as local planning authority before development commences. For so long as the use is in operation the local planning authority shall be provided with such information as specified in the Travel Plan and all measures that are identified that can improve the effectiveness of the Travel Plan shall be adopted and implemented within a timescale agreed in writing by the local planning authority.

Reason - In order to promote sustainable modes of transportation, in accordance with the provisions contained within PPS13

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: 087126/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:

North Manchester Regeneration Team
Environment Agency
GMPTE
Greater Manchester Police
Transport Policy Unit
Greater Manchester Ecology Unit
5 Thurlby Avenue, Manchester, M9 6FS
36 Symond Road, Manchester, M9 6QS
38 Symond Road, Manchester, M9 6QS
6 Rosewood Road, Manchester, M9 6QJ
6a, Rosewood Road, Manchester, M9 6QJ
8 Rosewood Road, Manchester, M9 6QJ
7 Thurlby Avenue, Manchester, M9 6FS

8a, Rosewood Road, Manchester, M9 6QJ
11 Thurlby Avenue, Manchester, M9 6FS
9 Thurlby Avenue, Manchester, M9 6FS
10a, Rosewood Road, Manchester, M9 6QJ
10 Rosewood Road, Manchester, M9 6QJ
13 Thurlby Avenue, Manchester, M9 6FS
15 Thurlby Avenue, Manchester, M9 6FS
16 Thurlby Avenue, Manchester, M9 6FS
14 Thurlby Avenue, Manchester, M9 6FS
4 Mossway, Manchester, M24 1NS
20 Victoria Avenue, Manchester, M9 6QL
11 Symond Road, Manchester, M9 6GS
Avenue Cars, 16a, Victoria Avenue, Manchester, M9 6QL
9 Walker Road, Manchester, M9 6RE
Charlie Hair Design, 18 Victoria Avenue, Manchester, M9 6QL
9 Symond Road, Manchester, M9 6GS
The Parts Department, 16 Victoria Avenue, Manchester, M9 6QL
7 Symond Road, Manchester, M9 6GS
5-7, Walker Road, Manchester, M9 6RE
5 Symond Road, Manchester, M9 6GS
3 Symond Road, Manchester, M9 6GS
12 Victoria Avenue, Manchester, M9 6QL
Leech`s Funeral Service Ltd, 11 Victoria Avenue, Manchester, M9 6RA
Post Office, Victoria Avenue Post Office, 9 Victoria Avenue, Manchester, M9 6RA
Body Glo Sunbed Centre, 7a, Victoria Avenue, Manchester, M9 6RA
Salon 7, 7 Victoria Avenue, Manchester, M9 6RA
Higher Blackley Conservative Club, Symond Road, Manchester, M9 6GS
Mighty Bites, 10 Victoria Avenue, Manchester, M9 6QL
Barclays Bank Plc, 1-5, Victoria Avenue, Manchester, M9 6RA
Perfect Pizza, 8 Victoria Avenue, Manchester, M9 6QL
Doyles Confectioners, 6 Victoria Avenue, Manchester, M9 6QL
13 Symond Road, Manchester, M9 6GS
15 Symond Road, Manchester, M9 6GS
17 Symond Road, Manchester, M9 6GS
12 Symond Road, Manchester, M9 6GS
14 Symond Road, Manchester, M9 6GS
19 Symond Road, Manchester, M9 6GS
21 Symond Road, Manchester, M9 6GS
16 Symond Road, Manchester, M9 6GS
18 Symond Road, Manchester, M9 6GS
23 Symond Road, Manchester, M9 6GS
20 Symond Road, Manchester, M9 6GS
25 Symond Road, Manchester, M9 6GS
22 Symond Road, Manchester, M9 6GS
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26 Symond Road, Manchester, M9 6GS
27 Symond Road, Manchester, M9 6GS
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3 Thurlby Avenue, Manchester, M9 6FS
1 Thurlby Avenue, Manchester, M9 6FS
34 Symond Road, Manchester, M9 6QS
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23 Walker Road, Manchester, M9 6RE
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11 Mansfield Road, Manchester, M9 6RH
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15 Walker Road, Manchester, M9 6RE
9 Mansfield Road, Manchester, M9 6RH
6 Walker Road, Manchester, M9 6RF
13 Walker Road, Manchester, M9 6RE
7 Mansfield Road, Manchester, M9 6RH
4 Walker Road, Manchester, M9 6RF
5 Mansfield Road, Manchester, M9 6RH
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41 Victoria Avenue, Manchester, M9 6RA
24 Erskine Road, Manchester, M9 6RB
38 Victoria Avenue, Manchester, M9 6QL
33 Erskine Road, Manchester, M9 6RB
39 Victoria Avenue, Manchester, M9 6RA
36 Victoria Avenue, Manchester, M9 6QL

35 Erskine Road, Manchester, M9 6RB
3 Mansfield Road, Manchester, M9 6RH
37 Victoria Avenue, Manchester, M9 6RA
1 Mansfield Road, Manchester, M9 6RH
34 Victoria Avenue, Manchester, M9 6QL
26 Erskine Road, Manchester, M9 6RB
Dental Surgery, 35 Victoria Avenue, Manchester, M9 6RA
32 Victoria Avenue, Manchester, M9 6QL
28 Erskine Road, Manchester, M9 6RB
30 Victoria Avenue, Manchester, M9 6QL
St. Pauls Memorial Hall, Victoria Avenue, Manchester, M9 6RA
28 Victoria Avenue, Manchester, M9 6QL
30 Erskine Road, Manchester, M9 6RB
26 Victoria Avenue, Manchester, M9 6QL
32 Erskine Road, Manchester, M9 6RB
24 Victoria Avenue, Manchester, M9 6QL
37 Erskine Road, Manchester, M9 6RB
22 Victoria Avenue, Manchester, M9 6QL
Flat 14, Central House, Victoria Avenue, Manchester, M9 6QL
Flat 7, Central House, Victoria Avenue, Manchester, M9 6QL
Flat 10, Central House, Victoria Avenue, Manchester, M9 6QL
Flat 11, Central House, Victoria Avenue, Manchester, M9 6QL
Flat 13, Central House, Victoria Avenue, Manchester, M9 6QL
Flat 3, Central House, Victoria Avenue, Manchester, M9 6QL
Flat 2, Central House, Victoria Avenue, Manchester, M9 6QL
Flat 1, Central House, Victoria Avenue, Manchester, M9 6QL
Flat 9, Central House, Victoria Avenue, Manchester, M9 6QL
Flat 8, Central House, Victoria Avenue, Manchester, M9 6QL
Flat 6, Central House, Victoria Avenue, Manchester, M9 6QL
Flat 5, Central House, Victoria Avenue, Manchester, M9 6QL
Flat 4, Central House, Victoria Avenue, Manchester, M9 6QL
Flat 12, Central House, Victoria Avenue, Manchester, M9 6QL
Flat 15, Central House, Victoria Avenue, Manchester, M9 6QL
41 Symond Road, Manchester, M9 6QS
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42 Victoria Avenue, Manchester, M9 6QL
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31 Erskine Road, Manchester, M9 6RB
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51 Walker Road, Manchester, M9 6RE
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1301 Rochdale Road, Manchester, M9 6FG
1120 Rochdale Road, Manchester, M9 6FQ
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45 Walker Road, Manchester, M9 6RE
1122 Rochdale Road, Manchester, M9 6FQ
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22 Mansfield Road, Manchester, M9 6RH
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17 Mansfield Road, Manchester, M9 6RH
15 Mansfield Road, Manchester, M9 6RH
13 Mansfield Road, Manchester, M9 6RH
24 Walker Road, Manchester, M9 6RF
55 Victoria Avenue, Manchester, M9 6RA
Avenue Medical Centre, 51-53, Victoria Avenue, Manchester, M9 6BA
Aerials Installations Blackley, 2 Mansfield Avenue, Manchester, M9 6RJ
8 Floyer Road, Manchester, M9 6RS
10 Floyer Road, Manchester, M9 6RS
6 Floyer Road, Manchester, M9 6RS
1 Mansfield Avenue, Manchester, M9 6RJ
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7 Floyer Road, Manchester, M9 6RS
5 Floyer Road, Manchester, M9 6RS
3 Floyer Road, Manchester, M9 6RS
16 Stockdale Road, Manchester, M9 6RD
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2 Floyer Road, Manchester, M9 6RS
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8 Mansfield Avenue, Manchester, M9 6RJ
3 Mansfield Avenue, Manchester, M9 6RJ
24 Mansfield Avenue, Manchester, M9 6RJ
23 Mansfield Avenue, Manchester, M9 6RJ
14 Newcliffe Road, Manchester, M9 6LB
8 Newcliffe Road, Manchester, M9 6LB
6 Newcliffe Road, Manchester, M9 6LB
61 Victoria Avenue East, Manchester, M9 6HP
4 Kingston Grove, Manchester, M9 6HD
6 Kingston Grove, Manchester, M9 6HD
8 Kingston Grove, Manchester, M9 6HD
58 Mossway, Manchester, M24 1NS
60 Mossway, Manchester, M24 1NS
62 Mossway, Manchester, M24 1NS
64 Mossway, Manchester, M24 1NS
1 Naseby Avenue, Manchester, M9 6JY
11 Naseby Avenue, Manchester, M9 6JY
9 Naseby Avenue, Manchester, M9 6JY
5 Naseby Avenue, Manchester, M9 6JY
7 Naseby Avenue, Manchester, M9 6JY
3 Naseby Avenue, Manchester, M9 6JY
64 Victoria Avenue East, Manchester, M9 6HB
13 Naseby Avenue, Manchester, M9 6JY
66 Victoria Avenue East, Manchester, M9 6HB

15 Naseby Avenue, Manchester, M9 6JY
68 Victoria Avenue East, Manchester, M9 6HB
16 Naseby Avenue, Manchester, M9 6JY
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14 Naseby Avenue, Manchester, M9 6JY
6 Naseby Avenue, Manchester, M9 6JY
8 Naseby Avenue, Manchester, M9 6JY
12 Naseby Avenue, Manchester, M9 6JY
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8 Amesbury Road, Manchester, M9 6JJ
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2 Amesbury Road, Manchester, M9 6JJ
16 Newcliffe Road, Manchester, M9 6LB
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12 Newcliffe Road, Manchester, M9 6LB
56 Mossway, Manchester, M24 1NS
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52 Mossway, Manchester, M24 1NS
50 Mossway, Manchester, M24 1NS
48 Mossway, Manchester, M24 1NS
46 Mossway, Manchester, M24 1NS
44 Mossway, Manchester, M24 1NS
42 Mossway, Manchester, M24 1NS
40 Mossway, Manchester, M24 1NS
38 Mossway, Manchester, M24 1NS
36 Mossway, Manchester, M24 1NS
3 Ingleby Avenue, Manchester, M9 6HA
58 Victoria Avenue East, Manchester, M9 6HB
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52 Victoria Avenue East, Manchester, M9 6HB
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59 Victoria Avenue East, Manchester, M9 6HP
57 Victoria Avenue East, Manchester, M9 6HP
1a, Kingston Grove, Manchester, M9 6HD
55 Victoria Avenue East, Manchester, M9 6HP
53 Victoria Avenue East, Manchester, M9 6HP
51 Victoria Avenue East, Manchester, M9 6HP
49 Victoria Avenue East, Manchester, M9 6HP
47 Victoria Avenue East, Manchester, M9 6HP
2 Kingston Grove, Manchester, M9 6HD
45 Victoria Avenue East, Manchester, M9 6HP
1 Kingston Grove, Manchester, M9 6HD
Berkshire Tavern, Victoria Avenue East, Manchester, M9 6HP
3 Kingston Grove, Manchester, M9 6HD
5 Kingston Grove, Manchester, M9 6HD
7 Kingston Grove, Manchester, M9 6HD
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9 Kingston Grove, Manchester, M9 6HD
36 Amesbury Road, Manchester, M9 6JJ

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62 Victoria Avenue East, Manchester, M9 6HB
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22 Mossway, Manchester, M24 1NS
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4 Mortimer Avenue, Manchester, M9 6JZ
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2 Langside Avenue, Manchester, M9 6JL
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22 Victoria Avenue East, Manchester, M9 6HB
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17 Langside Avenue, Manchester, M9 6JL
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42 Victoria Avenue East, Manchester, M9 6HB
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4 Ingleby Avenue, Manchester, M9 6HA
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8 Mortimer Avenue, Manchester, M9 6JZ
12 Mortimer Avenue, Manchester, M9 6JZ
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21 Bransby Avenue, Manchester, M9 6JN
19 Bransby Avenue, Manchester, M9 6JN
17 Bransby Avenue, Manchester, M9 6JN
15 Bransby Avenue, Manchester, M9 6JN
14 Mortimer Avenue, Manchester, M9 6JZ
16 Mortimer Avenue, Manchester, M9 6JZ
18 Mortimer Avenue, Manchester, M9 6JZ
20 Mortimer Avenue, Manchester, M9 6JZ
13 Bransby Avenue, Manchester, M9 6JN
11 Bransby Avenue, Manchester, M9 6JN
9 Dunster Avenue, Manchester, M9 6JW
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2 Dunster Avenue, Manchester, M9 6JW
64 Amesbury Road, Manchester, M9 6EW
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27 Bransby Avenue, Manchester, M9 6JN
7 Mortimer Avenue, Manchester, M9 6JZ
25 Bransby Avenue, Manchester, M9 6JN
9 Mortimer Avenue, Manchester, M9 6JZ
23 Bransby Avenue, Manchester, M9 6JN
Peter Manchester Insurance Services, 1169 Rochdale Road, Manchester, M9 6ER
1170a, Rochdale Road, Manchester, M9 6ER
Aubrey Lee & Co, 1170 Rochdale Road, Manchester, M9 6ER
1172 Rochdale Road, Manchester, M9 6ER
1174 Rochdale Road, Manchester, M9 6ER
1176 Rochdale Road, Manchester, M9 6ER
1182 Rochdale Road, Manchester, M9 6ER
1184 Rochdale Road, Manchester, M9 6ER
1178 Rochdale Road, Manchester, M9 6ER
Blackley Carpet Clearance, 1180 Rochdale Road, Manchester, M9 6ER
Embladec (manchester) Ltd, 2 Victoria Avenue East, Manchester, M9 6HB
4 Victoria Avenue East, Manchester, M9 6HB
6 Victoria Avenue East, Manchester, M9 6HB
Lloyds Pharmacy, 1190-1192, Rochdale Road, Manchester, M9 6FR
Chambers & Perkins, 1194-1196, Rochdale Road, Manchester, M9 6FR
Wing Wah Shop, 1198 Rochdale Road, Manchester, M9 6FR
Sure Connect Systems, 1200 Rochdale Road, Manchester, M9 6FR
22 Mortimer Avenue, Manchester, M9 6JZ
1146 Rochdale Road, Manchester, M9 6FQ
Mary Kershaw, 1148 Rochdale Road, Manchester, M9 6FQ
9 Bransby Avenue, Manchester, M9 6JN
Mark Warren Estates, 1150 Rochdale Road, Manchester, M9 6FQ
14 Bransby Avenue, Manchester, M9 6JN
7 Bransby Avenue, Manchester, M9 6JN
12 Bransby Avenue, Manchester, M9 6JN
3 Bossall Avenue, Manchester, M9 6EN
5 Bransby Avenue, Manchester, M9 6JN
1 Bossall Avenue, Manchester, M9 6EN
10 Bransby Avenue, Manchester, M9 6JN
3 Bransby Avenue, Manchester, M9 6JN
St. Vincents Charity Shop, 1152 Rochdale Road, Manchester, M9 6ER
8 Bransby Avenue, Manchester, M9 6JN
1154 Rochdale Road, Manchester, M9 6ER
1 Bransby Avenue, Manchester, M9 6JN
6 Bransby Avenue, Manchester, M9 6JN
2 Bransby Avenue, Manchester, M9 6JN
4 Bransby Avenue, Manchester, M9 6JN
Clifford Cohen & Co, 1156-1158, Rochdale Road, Manchester, M9 6ER
20 Victoria Avenue East, Manchester, M9 6HB
18 Victoria Avenue East, Manchester, M9 6HB
Ladbrokes Plc, 1160 Rochdale Road, Manchester, M9 6ER
16 Victoria Avenue East, Manchester, M9 6HB
Pizza Britannia, 1164 Rochdale Road, Manchester, M9 6ER
14 Victoria Avenue East, Manchester, M9 6HB
1166-1168, Rochdale Road, Manchester, M9 6ER
12 Victoria Avenue East, Manchester, M9 6HB
10 Victoria Avenue East, Manchester, M9 6HB

8 Victoria Avenue East, Manchester, M9 6HB
1126 Rochdale Road, Manchester, M9 6FQ
1128 Rochdale Road, Manchester, M9 6FQ
1130 Rochdale Road, Manchester, M9 6FQ
1132 Rochdale Road, Manchester, M9 6FQ
1134 Rochdale Road, Manchester, M9 6FQ
1136 Rochdale Road, Manchester, M9 6FQ
Baytree Restaurant, 1140 Rochdale Road, Manchester, M9 6FQ
1142 Rochdale Road, Manchester, M9 6FQ
38 Bransby Avenue, Manchester, M9 6JN
1144 Rochdale Road, Manchester, M9 6FQ
36 Bransby Avenue, Manchester, M9 6JN
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41 Bransby Avenue, Manchester, M9 6JN
32 Bransby Avenue, Manchester, M9 6JN
39 Bransby Avenue, Manchester, M9 6JN
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28 Bransby Avenue, Manchester, M9 6JN
37 Bransby Avenue, Manchester, M9 6JN
2 Bossall Avenue, Manchester, M9 6EN
35 Bransby Avenue, Manchester, M9 6JN
26 Bransby Avenue, Manchester, M9 6JN
4 Bossall Avenue, Manchester, M9 6EN
24 Bransby Avenue, Manchester, M9 6JN
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1110 Rochdale Road, Manchester, M9 6FQ
1112 Rochdale Road, Manchester, M9 6FQ
5 Dunster Avenue, Manchester, M9 6JW
7 Dunster Avenue, Manchester, M9 6JW
50 Walker Road, Manchester, M9 6RF
52 Walker Road, Manchester, M9 6RF
54 Walker Road, Manchester, M9 6RF
56 Walker Road, Manchester, M9 6RF
58 Walker Road, Manchester, M9 6RF
57 Walker Road, Manchester, M9 6RE
55 Walker Road, Manchester, M9 6RE
53 Walker Road, Manchester, M9 6RE
1287 Rochdale Road, Manchester, M9 6FG
1289 Rochdale Road, Manchester, M9 6FG
1291 Rochdale Road, Manchester, M9 6FG
Blackley Jewish Cemetery, 1106 Rochdale Road, Manchester, M9 6FQ

Representations were received from the following third parties:

Nick Lowe, 10 Dunster Avenue, Blackley

TAHIR SETHI, NISA SUPERMARKET 217-221 HILL LANE HIGHER
BLACKLEY MANCHESTER

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Email : j.lawless@manchester.gov.uk