

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
090189/FO/2009/S2	14th Sep 2009	22nd Oct 2009	Woodhouse Park Ward

**Proposal** Erection of 88 affordable housing units comprising 44 three and four storey flats, 30 two storey houses and 14 bungalows including one disabled accessible bungalow, together with associated roads landscaping parking and boundary treatments

**Location** Land bounded by Portway and Painswick Road (former Painswick Flats), Woodhouse Park, Manchester, M22 1GG,

**Applicant** Willow Park Housing Trust, Hollyhedge Road, Wythenshawe, Manchester, M22 9UF

**Agent** Bernard Taylor Partnership Ltd, Elizabeth House, 486 Didsbury Road, Stockport, Cheshire, SK4 3BS

### **Description**

The application site is 1.35 hectares (3.34 acres) in size and is bounded by Portway to the north and Painswick Road on the west, south and east. The site is currently vacant at present following the demolition of four linear blocks of three storey flats a number of years ago. Following the demolition of the flats all that remains on the site are the former roads and trees adjoining them.

To the north and east of the site, on the opposite side of Portway and Painswick Road respectively, stands two storey semi-detached dwellings, while to the south of the site, also on Painswick Road, there are five blocks of 3 storey flats and a row of terraced dwellings. To the east of the site stands Painswick Park.

The applicants are proposing to erect a total of 88 dwellings units on the site. broken down into the following:

- 44 x 2 bed 3 person flats in two 3 storey blocks (12 flats) and four 4 storey blocks (32 flats),
- 30 x 2 bed 4 person 2 storey dwellinghouses,
- 13 x 2 bed 3 person bungalows for the elderly,
- 1 x 4 bed 6 person wheelchair accessible bungalow.

The proposed residential units will front and Portway and Painswick Road and two new cul-de-sacs which are proposed to be located off the southern section of Painswick Road.

The applicants are proposing to construct the development in two phases:

- Phase 1 = 24 flats in three 4 storey blocks; 12 two storey dwellinghouses and all 14 of the bungalows.
- Phase 2 = 20 flats in two 3 storey blocks and one 4storey block; 18 two storey dwellinghouses.

The applicants are proposing to enter into a legal agreement to ensure the following tenure mix of the development:

Phase 1 of the development:

- The 13 bungalows (not including the wheelchair accessible bungalow) are to be linked to an under-occupation strategy for people aged 60 and over and who are currently occupying larger rented family homes.
- 12 of the family homes (flats and dwellings) will be let under the current needs based allocations policy.
- The remaining 24 family homes will be let through a new local allocations policy which will target economically active applicants in order to ensure a mix of private tenure options.

Phase 2 of the development:

- The 38 properties built in the second phase would be an intermediate product, not social rent.

Originally the applicants proposed a development of 98 dwelling units (48 flats, 36 houses and 14 bungalows), however, following negotiations this was reduced to the number now before the committee and also included a number of amendments to the layout of the scheme (involving the relocation of 2 blocks of flats to overlook Painswick Park).

### **Consultations**

**Local Residents** – Correspondence has been received from one local household which is generally in support of the proposal. Notwithstanding this, they have questioned whether or not

- 8 individual trees and 3 groups of trees could be retained;
- if the roofs of the bungalows could be lowered; and
- if the accommodation is to be 100% social rented or if any of the units are to be placed for sale.

In addition to the above, letters of objection have been received from five households, along with a petition containing 93 signatures. The objections are outlined below:

- The proposal is an overdevelopment of this site,
- The 4 storey block of flats will lead to the overshadowing of the dwellings on Painswick Road and Portway. At present light filters through the existing trees, this light will be blocked by the 4 storey block of flats,
- The 4 storey block of flats will overlook the 2 storey dwellings opposite, leading to a loss of privacy,
- The original flats on the site were 3 storeys high and were end-on, i.e. they did not overlook the existing dwellings on Portway,
- Wythenshawe was originally planned as a garden city, developments such as this one are turning the area into a concrete jungle,

- Blocks of flats tend to be breeding grounds for anti-social activity, cottage flats would be welcomed rather than these 4 storey block of flats,
- Painswick Road is too narrow to cope with the additional vehicle movements and on-street parking that the development could bring with it.

**Housing Strategy** – Have no objections to the proposed tenure pattern for affordable housing.

**Environment Agency** – The proposal will only be acceptable if it is carried out in accordance with the submitted flood risk assessment.

**Head of Engineering Services** – There are no outstanding issues associated with the revised plans. It should be noted that the proposed adopted highway and footway within the site will need a Section 38 agreement under the Highway Act 1980 with the City Council and all adjustments to existing kerblines need to be carried out in conjunction with Environment on Call.

**Head of Regulatory Services** – From the historical information it is recommended that the standard ground contamination condition be applied in this instance. In addition, conditions regarding noise insulation are also recommended.

**Green Spaces Manager** – Concurs with the assessment of the trees provided by the applicant and has no objections to the removal of those proposed.

**Greater Manchester Police (GMP)** – Supports the proposal and recommends that the development is constructed to Secured by Design standards.

**Manchester Airport's Aerodrome Safeguarding Officer** – Has no safeguarding objections to the proposal subject to the imposition of a suitable landscaping condition designed to control birds.

## Issues

**Unitary Development Plan (UDP)** – There are no site specific policies in the UDP for this site. However, when dealing with applications of this nature consideration is given to policies H2.2, H2.7 and E2.6 in Part 1 of the UDP and Development Control Policy DC7 in Part 2 of the UDP.

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

Policy H2.7 states that new housing schemes will be expected to be of a high standard of design and make a positive contribution towards improving the City's environment. They should not create areas of incidental open space outside the curtilage of dwellings unless there are proper and enduring arrangements for its maintenance.

Policy E2.6 states that the Council will prevent wherever possible the loss of existing trees.

Development Control Policy DC7, "*New Housing Development*", states that the City Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable.

**North West of England Plan Regional Spatial Strategy (RSS) to 2021 (adopted September 2008)** – The following policies are considered to be of relevance:

Policy DP1, *Spatial Principles* – The following principles underpin the 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.

Policy DP4, *Make the Best Use of Existing Resources and Infrastructure* – Priority should be given to developments in locations consistent with the regional and sub-regional spatial frameworks which build upon existing concentrations of activities and existing infrastructure and which do not require major investment in new infrastructure, including transport, water supply and sewerage. Where this is unavoidable development should be appropriately phased to coincide with new infrastructure provision. It states further that development should accord with the following sequential approach:

- first, using existing buildings (including conversion) within settlements, and previously developed land within settlements;
- second, using other suitable infill opportunities within settlements, where compatible with other RSS policies;
- third, the development of other land where this is well-located in relation to housing, jobs, other services and infrastructure

Policy L4, *Regional Housing Provision* – Local Authorities should monitor and manage the availability of land identified in plans and strategies and through development control decisions on proposals and schemes, to achieve the housing provision set out in the RSS. In doing so they should:

- work in partnership with developers and other housing providers to address the housing requirements (including local needs and affordable housing needs) of different groups, to ensure the construction of a mix of appropriate house types, sizes, tenures and prices, in line with policies L2, L3 and L5;
- encourage new homes to be built to Code for Sustainable Homes standards and promote the use of the Lifetime Homes standard;

Policy L5, *Affordable Housing* – Plans and strategies should set out requirements for affordable housing and the location, size and types of development to which these requirements apply.

**Principle of the Proposal** – Given the former use of the site the principle of the proposed development is considered acceptable in principle. Notwithstanding this, consideration must be given to the proposal's impact upon existing levels of residential amenity and pedestrian/highway safety.

**Access for Disabled People** – All dwellings have level access front and rear; fully accessible entry level w.c.'s; bathrooms that are *Design for Access 2* compliant and all flat blocks have lifts. Given this, the level of provision is considered acceptable.

**Design** – The scheme has been designed using traditional forms and materials which respond to the local vernacular of brick elevations and tiled roofs.

Artificial stone sills and lintels provide emphasis to window openings and the use of gable detail reinforces the street frontage and accents the entrances. Furthermore, the use of contrasting colour brick provides a break of material which softens the elevations. The flats along Portway incorporate feature windows to address this principle route and provide visual variety to the street elevation on the 4 storey blocks. The 2 storey blocks, which are sited opposite Painswick Park incorporate balconies as an extension to their amenity space and to provide further visual variety.

The comments received in respect of the bungalow roof heights have been noted and the applicant has been requested to investigate whether it would be possible to lower the taller elements these roofs.

Overall the design of the proposal is considered acceptable.

**Siting** – The elderly persons bungalows are to be sited in the centre of the site, with 11 being situated around a secure communal amenity area, pedestrian access to which would be gained via Portway. These bungalows, the 2 remaining bungalows and the wheelchair accessible bungalow are accessed via the two proposed cul-de-sacs which are proposed off the southern element of Painswick Road.

Eight of the 2 storey dwellinghouses would front Portway, with the remaining running along the perimeter of the site with Painswick Road.

The 4 storey blocks of flats are situated along the Portway frontage, with blocks being sited to hold the corners at both junctions where Painswick Road meets Portway. The 3 storey blocks of flats are to be situated on the eastern frontage of the site and will provide good levels of natural surveillance over Painswick Park.

The siting of the development is considered acceptable.

**Residential Amenity** – Objections on residential amenity grounds centre around the impact the 4 storey blocks of flats would have upon the levels of

privacy enjoyed by the occupants of the nearby 2 storey dwellings, as well as any overshadowing they would experience.

In terms of privacy, the 4 storey flats would be located approximately 19 to 30 metres (62 to 99 feet) away from the dwellings of Painswick Road and Portway respectively. Given this, the fact that a public highway runs between the opposing properties and that the majority of the habitable room windows on the upper floors have been angled away from the nearby dwellings, it is not considered that the proposal would have a detrimental impact upon existing privacy levels.

The applicants have provided sun-path diagrams in order to indicate the likely impact the development would have in terms of overshadowing. For those properties on Painswick Road which are closest to the 4 storey block of flats, namely nos. 2 to 6, it demonstrates that only no. 2 is likely to have some limited overshadowing in the morning (9.30am on the sun-path diagram) during the autumn and winter months. In respect of nos. 143 to 152 Portway, which are also located opposite the 4 storey blocks of flats, the sun-path diagram demonstrates that several properties will be overshadowed in the afternoon (4.00pm on the sun-path diagram), again during the autumn and winter months.

While it is acknowledged that the proposal would lead to some overshadowing, it is noted that the former block of flats on the site also overshadowed to some degree the dwellings referred to above.

Given the above, it is not considered that the proposal would have a detrimental impact upon overall levels of residential amenity.

**Amenity Space** – All of the dwellinghouses and bungalows have adequate levels of amenity spaces. The blocks of flats have a smaller amount or provision though this is to be expected with this type of accommodation.

**Pedestrian and Highway Safety** – It is not considered that the proposal would lead to such additional levels of traffic in the vicinity of the site so as to prove detrimental to current levels of pedestrian and highway safety. The Head of Engineering Services has been consulted and has raised no objections to the proposal.

**Parking** – The proposed level of parking is considered acceptable, i.e. 100% for the dwellinghouses, flats and wheelchair accessible bungalow and 77% for the elderly persons bungalows.

**Trees** – Of the 47 trees and groups of trees surveyed on the site only 1 is categorised as being of high quality and value, 19 are categorised as being of moderate quality and the remainder are of low quality and value. The applicants are proposing to retain 12 of the existing trees, 6 are of moderate quality and value and 6 are of low quality and value.

To compensate for the loss of the remaining trees the applicants are proposing to plant 99 replacement trees.

**Landscaping** – In addition to the high numbers of replacement trees which are to be planted, the applicants are also proposing to plant hedging to the front

perimeters of all of the properties in order. To the front of these hedges the applicants are proposing to install 0.9 metre (3 feet) high boundary treatments in the form of walls and railings and wooden fencing.

While the indicative landscaping scheme is considered acceptable a condition will require the submission of a detailed scheme.

**Crime and Disorder** – The applicants will be expected to obtain Secured by Design accreditation. A suitably worded condition will ensure this is achieved.

As the applicants are proposing to implement the proposal in 2 phases it will be essential to ensure that both the 1<sup>st</sup> phase of development and the remaining vacant land is secured from any possible anti-social activity by adequate boundary fencing. A condition is suggested in this instance.

**Sustainability** – The applicants are proposing to install solar powered hot water systems to all properties in order to achieve a 10% renewable provision. To compliment this the applicants will be required by condition to achieve a Code for Sustainable Homes rating of 3 stars or better.

**Flood Protection** – A condition suggested by the Environment Agency will be imposed to protect against potential flooding.

**Legal Agreement** – The applicants have agreed to sign a legal agreement to ensure delivery of the tenure mix detailed in the description.

**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 legal agreement in respect of affordable housing provision and amendments to the design of the proposed bungalows) on the basis that the proposal is in accordance with the City Council's Unitary Development Plan, in particular the following policies and there are no material considerations of sufficient weight to indicate otherwise:

Policy H2.2 states that the City Council will not allow development which will have an unacceptable impact on residential areas. It is not believed that the proposed development will have a detrimental impact in terms of noise, vibration, traffic generation, road safety and air pollution or through its scale and appearance.

Policy H2.7 states that new housing schemes will be expected to be of a high standard of design and make a positive contribution towards improving the City's environment. It is considered that this proposal is of high standard of design

Policy E2.6 states that the Council will prevent wherever possible the loss of existing trees. While the loss of some of the existing trees is regrettable it is felt that the planting of 99 replacement trees compensates for this loss.

Development Control Policy DC7, "*New Housing Development*", states that the City Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, all of the proposed accommodation is accessible.

## **Conditions**

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

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

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

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 and policy H2.7 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 and Policy H2.7 of the Unitary Development Plan for the City of Manchester.

4) Prior to the commencement of the development hereby approved details of the boundary treatment required to secure the phase 2 element of the proposal shall be submitted to and be approved by the City Council as local planning authority. The approved boundary treatment shall then be implemented prior to

the occupation of phase 1 of the development hereby approved and maintained in good order to the satisfaction of the City Council as local planning authority.

Reason - To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement 1 "Delivering Sustainable Development".

5) 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 agreed 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 and Circular 1/2003 Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas: the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002

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

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

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

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

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with Policies E2.4 and E2.6 of the Unitary Development Plan for the City of Manchester.

7) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy 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, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is 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, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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.

8) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Portway and aircraft noise shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial

properties. The approved noise insulation scheme shall be completed before any of the new dwelling units are occupied

Noise survey data must include measurements taken during early morning rush-hour periods and night time to determine the appropriate sound insulation measures necessary. The internal noise criterion are as follows:

- bedrooms (night time 2300hrs to 0700hrs) - 30 dB LAeq
- individual noise events should not normally exceed 45 dB LAmax (BS 8233:1999)
- living rooms (daytime 0700hrs to 2300hrs) - 40 dB LAeq

Reason - To secure a reduction in noise from traffic sources and in view of the proximity of the development to Manchester International Airport and in the interests of the amenity of future occupiers of the property in accordance with Policy H2.2 and EW4 of the Unitary Development Plan for the City of Manchester.

9) Before first occupation of the development the buildings, 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 buildings and any externally mounted ancillary equipment.

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

10) The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) Rev1- 21-5-9.doc and the following mitigation measures detailed within the FRA:

1. Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.
2. Finished floor levels are set no lower than 65.60 m above Ordnance Datum (AOD).

Reason - To ensure safe access and egress from and to the site during a flood incident and to reduce the risk of flooding to the proposed development and its occupants, pursuant to the Planning Policy Statement 25, "Development and Flood Risk".

11) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured 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 Secured 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 1 "Delivering Sustainable Development".

12) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least three stars under the Code for Sustainable Homes. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, policies EM15, EM16 and EM17 in the North West of England Plan Regional Spatial Strategy to 2021 and the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.

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

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

### **Local Government (Access to Information) Act 1985**

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 090189/FO/2009/S2 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

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

1-15, 12-28 Chidwell Road  
2-8 Freshfold Walk  
2-12 Games Walk  
1-47, 16-94 Maismore Road  
1-7, 2-16 Midbrook Walk  
2-4 Minstead  
2-106 Painswick Road  
36-66, 79-99 Plowden Road  
1-7 Porton Walk  
127-183, 142-218 Portway  
1-39 Sandhill Walk  
1-11 Siblies Walk  
2-26, 9-49 Tetbury Road  
1-14 Torver Walk  
Environment Agency

Greater Manchester Police  
Manchester Airport Safeguarding Officer

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

Petition of 93 signatures

2 Painswick Road, Woodhouse Park, Wythenshawe, Manchester, M22 1QS

6 Painswick Road, Woodhouse Park, Wythenshawe, Manchester, M22 1QS

10 Painswick Road, Woodhouse Park, Wythenshawe, Manchester, M22 1QS

14 Painswick Road, Woodhouse Park, Wythenshawe, Manchester, M22 1QS

151 Portway, Woodhouse Park, Wythenshawe, Manchester, M22 1GS

5 Somerby Drive, Woodhouse Park, Wythenshawe, Manchester, M22 1PL

Environment Agency

Greater Manchester Police

Manchester Airport Safeguarding Officer

**Relevant Contact Officer :** David Lawless  
**Telephone number :** 0161 234 4543  
**Email :** d.lawless@manchester.gov.uk