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Whalley Range Ward	Application Number	Date of Appln	Committee Date
	084350/FO/2007/S1	20th Sep 2007	14 th Feb 2008
Proposal	Erection of part 3, part 4 storey building to form 31 self-contained flats with basement car park following demolition of existing building		
Location	Polex Hotel, 78 Dudley Road, Whalley Range, Manchester, M16 8DH		
Applicant	MCR Contractors Ltd, Suite 5, Lower Chatham Street, Manchester, M1 5SU		
Agent	Hodder Associates 113-115 Portland Street, Manchester, M1 6DW		

Description

This application was deferred for site visit at Planning and Highways Committee on the 17th January 2008.

The site measuring 0.22 hectares, is occupied by two large two story detached and two semi detached dwellings at the junction of Dudley Road and Rusell Road in Whalley Range. The area is characterised by large detached and semi detached residential properties, which formed part of the basis for the reasoning behind the dedication of the area as Whalley Range Conservation Area in 1992.

However, the particular group of properties now known as the Polex Hotel (originally constructed c. 1913) have been linked over time with unsympathetic extensions to facilitate the use of the premises for budget accommodation. The grounds to the rear have been given over wholly to large areas of concrete for surface level parking to be used in association with the hotel.

The development proposed would involve the demolition of the buildings on site and replacement with a part three storey, part four storey building to form 31 self contained flats with basement car parking for 31 cars accessed from a gated entrance from Russell Road.

This site has an extant consent under the cover of application 070269/FO/2003/S1 for the conversion of the existing hotel into 21 self-contained flats, erection of 2 x two storey extensions and the provision of 21 car parking spaces at surface level. This application was approved by Planning and Highways Committee on the 15th April 2004.

Consultations

The planning application has been advertised as a major development affecting the character and appearance of the Whalley Range Conservation Area. The Conservation Area Consent application has also been advertised. Site notices for both applications have been displayed.

Local Residents -

Objections were received from 27 local residents from 19 different addresses, in relation to both applications 084350/FO/2007/S1 for planning which is the subject of this report and for 084355/CC/2007 for Conservation Area Consent.

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Objections are on the grounds that the development proposed:

- constitutes overdevelopment of the site
- would lead to an increase in traffic and on/off site parking
- would see the demolition of the existing buildings which contribute to the character of the Conservation Area within which the site is located (which could be renovated and subdivided for flats, as approved under the over of application 070269/FO/2003/S1 or returned to family accommodation)
- would add to flatted developments in the locality, for which there is no need
- would lead to a loss of trees (trees to be planted requested to be placed under TPO)
- would adversely impact upon neighbouring residential amenity by virtue of; loss of privacy , loss of views, increase in noise disturbance, loss of value of property, construction disturbance
- is too high and too large
- is not designed in a way that compliments existing buildings in the Conservation Area, described as anonymous and modern
- is not constructed using sympathetic materials

These objections will be addressed in the body of this report.

Objections have also been received on the grounds that the there are currently problems with the existing facility. As this facility would be replaced as part of the proposal this is not material to the consideration of this planning application.

One letter of support has been received on the grounds that the development will attract professionals to the area.

Whalley Range Forum

The forum expressed the same concerns as residents on the whole, a specific criticism was that there are a number of buildings that are the subject of this application, however, as the Poxex hotel has been perceived as one building for some time and has only one registered postal address, the local planning authority are satisfied that it is procedurally correct to process the application as submitted.

The forum expressed the additional concern that a single car parking space per unit was unrealistic and that this would in turn place additional demands on street parking in an area that already experiences significant parking load due to the adjacent hospital. They also considered that a singular vehicle access appears inappropriate in the same context.

They concluded that “the revised proposal for 31 flats replacing the previous application for 36 flats (exceeding the 21 flats in the approved application for the conversion of the existing buildings) remains highly problematic regardless of the improved architectural handling of the proposed building. A development of this nature represents an unnecessary intensification of apartment style accommodation that directly contravenes planning policy in addition to being excessively dense for the site compromising traffic management and the amenity of neighbours. It fails to positively address the neighbourhood by providing accommodation unsuited to family occupation.”

Landscape Practice – Support the principal of redevelopment on this site; however have concerns about the quality of the external landscape proposals and consider this should be revised and resubmitted.

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Arboricultural Officer – Considers that proposed tree works are acceptable.

Environmental Health – Had no objections subject to the imposition of conditions relating to the details of disposal of refuse, details of ventilation to the basement car park and two informatives relating to external lighting and construction works.

Greater Manchester Police – Having looked at the application I note the section on Secured by Design and can see no problem with the proposals.

Highways – The proposed access should be widened to 5.0m throughout its length and have pedestrian visibility splays of 2.0m x 2.0m indicated on the drawing and gates to be set back 5.5m behind the back of the footways.

English Heritage – The application(s) should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Manchester Conservation Area and Historic Buildings Panel – The panel were unconvinced that sufficient justification has been forwarded to substantiate the loss of the existing buildings on site.

Issues

Policy

With regards to advice contained within Planning Policy Guidance Note 15, the proposal should be considered on the basis of whether it maintains or enhances the character and appearance of the Whalley Range Conservation Area, as designated on the 1st February 1992.

Demolition is not normally encouraged and when considering applications for demolition the main issue is the preserving or enhancing of the character and appearance of the area in question and the wider effects of the demolition on the buildings surroundings and on the Conservation Area as a whole. When demolition is being considered the new development of the site is also important and should be of at least comparable quality to that which was therefore before.

It is considered that the development proposed would enhance the appearance of the Conservation Area, having regard to the condition of the current premises, which at best makes a neutral contribute to the character of the conservation area and having regard to the design, scale, mass and materials to be used in the proposed scheme.

The Head of Planning considers that the 'Conservation Appraisal and PPG15 Justification Statement' prepared by Stephen Levrant Heritage Architecture to accompany the Planning and Conservation submission, offers sufficient justification for the demolition of the existing buildings on site and explains the rationale behind the design of the proposed scheme.

Design, Scale and Mass

In respect of the design of the proposal, the design process has been informed by ongoing negotiations with the Head of Planning. It is felt that whilst being

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contemporary in design that the proposal responds well to the context of the site and pays suitable regard to the architectural styles of properties in the immediate vicinity.

The scale and mass of the development have been reduced, mid 2006 an application was lodged for 36 apartments on the site on a larger footprint, the application was withdrawn by the applicants to giving the local planning authority the opportunity to offer pre application planning advice.

The architect has also employed a number of architectural devices to reduce the perceived scale and mass of the scheme. The scheme uses glazing and relief with projecting boxes to the facades on Dudley and Russell Road to break up the perceived bulk and sets back at the higher level to reduce massing when viewed from the street to three stories, which is comparable with surrounding architecture.

The use of red brick as the dominant material with white render relief and large areas of glazing compliments the materials used in existing buildings in the immediate locality.

The boundary walls and gateposts are an important feature within the street scene of the area, the gateposts that still remain on Russell Road engraved "Carlton Lodge" will be retained as part of the proposed development.

It is therefore considered that the proposal would make a positive contribution to the area and street-scene and would preserve the appearance and setting of the Conservation Area, in accordance with Policy DC18.1 of the Unitary Development Plan for Manchester.

Residential Amenity

As stated in the objections received, concerns have been expressed with regards to the impact of the proposed development upon residential amenity.

Policy H2.2 of the Unitary Development Plan for Manchester states that the Council will not allow development, which will have an unacceptable impact upon residential areas. Issues to be considered include the scale and appearance of the development.

The development proposed would be of such a distance away from surrounding buildings that the scheme could not have an overbearing impact that would lead to a loss of sunlight. There would be some disturbance caused by the development itself during construction, which could fall under control of a carefully worded condition or informative.

Concerns were expressed in relation to the loss of trees on the site by local residents. The scheme would lead to the loss of 5 trees on site. 10 trees are to be planted as part of a landscaping plan, to be secured by condition and agreed with the arboriculturist and landscape practice, these trees would be protected by virtue of being within the bounds of the Conservation Area. These trees are required to integrate the scheme into the area which is characterised by its abundance of trees and in some instances to provide screening.

The planting scheme therefore far exceeds the requirements of the Manchester Tree Strategy in providing a 100% gain. However, negotiations are ongoing in

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relation to the proposed type of tree to be planted and the applicant agreed as part of a Section 106 agreement to contribute to off site tree planting and public realm works to contribute to the character of the area.

With regards to comments received in relation to traffic coming to and from the site the highway engineers have not echoed the concerns of local residents in relation to safety concerns.

Currently the rear of the site is dominated by a surface level car parking that harms the character of the Conservation Area. 21 surface level car parking spaces were also to be provided as part of the approved scheme for conversion in 2004.

The provision of 31 spaces in a dedicated and secure basement car park would provide 100% car parking for the proposed development, which would accord with parking standards as suggested by Planning Policy Guidance note 13: Transport.

This would allow the surface level to return to dedicated private amenity space for the use of occupants of 9 ground floor residential units (7 of which would be 2 bedroom), a feature inherent to the character of the Conservation Area. For units that would not have access to the surface level amenity areas, they would each have a balcony area. The applicant has also agreed to contribute as part of a Section 106 agreement to the upkeep of open space in the locality for the use of future occupiers.

Some residents in the locality had expressed concerns in relation to the proximity of windows on the element that projects towards the northern boundary of the site to their properties on Carlton Road. This has been discussed with the applicant who altered internal layouts and placed obscure glaze to windows to the northmost part of the proposed development, this would need to be conditioned.

It is not considered that the balconies to the rear elevation would adversely impact upon the privacy of the properties to the rear on Carlton Road, by virtue of the existing relationship between the properties. Those balconies on the element that projects towards the northern boundary have screens to obscure views to the north of the site.

Greater Manchester Police have not raised any issues in relation to the ability of the scheme to achieve Secure by Design accreditation, to be conditioned.

The scheme would be fully capable of DFA2 compliance to be occupied by a non ambulant disabled person.

With regard to sustainability, the application, which has been negotiated over some time and was registered under the BREEAM Ecohomes Scheme would now achieve an Excellent, to be conditioned. The applicant has expressed that under the terms of achieving BREEAM excellent the use of grey water will be secured.

The utmost concern expressed by residents and consultees related to the need for family accommodation rather than flatted developments specifically within the Whalley Range area.

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Regard must be given to the fact that the buildings on site have not been used as private residential homes for a number of years. The site accommodates a large number of transient residents without fixed abode.

A permission has been granted and is extant for a scheme for conversion to 21 separate units, the premise has therefore already been accepted that this site is suitable for flatted development.

It is not considered as has been expressed in this report that the addition of a further 10 units would compromise the character of the Conservation Area or cause harm to residential amenity.

The applicant has also agreed as part of a Section 106 agreement to pay a commuted sum to provide 4 affordable housing units off site in a future development in partnership with a local Registered Social Landlord to ensure that this scheme enables access to affordable housing to residents in the locality.

The Section 106 agreement will also seek to control the display of “for sale” and “to let” boards at the development.

Conclusion

The Head of Planning believes this proposal is for a well designed, sustainable new building on the site of a hotel with consent for conversion to flats, that the existing buildings are not original to the Conservation Area and that the combination of undergrounds car parking, new tree planting and Section 106 to provide affordable housing and a contribution to the public realm of the Conservation Area, and a requirement not to have “for sale” or “to let” signs outside the new development has led to the positive recommendation in this case.

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

Recommendation **The Head of Planning is Minded to Approve (subject to the signing of a legal agreement under Section 106 of the Town and Country Planning Act as Amended in respect of the provision of off site affordable homes, a**

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financial contribution to environmental improvements with the Whalley Range Conservation Area and provision to prevent the display of “for sale” or “to let” boards at the development.)

On the basis that the proposal involves a development of a high standard of design and sustainability in line with Policy H2.7 of the City Councils’ Unitary Development Plan that will make a positive contribution to the Conservation Area with no loss of amenity to adjoining residents in accordance with policy H2.2, minimises the risk of crime in line with policy E3.5 and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

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

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

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

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

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) The development shall not be occupied unless accreditation, confirming achievement of the Secured by Design standards in respect of the development has been issued by Greater Manchester Police, unless otherwise agreed in writing by 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 "Delivering Sustainable Development".

5) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating

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of 'excellent' and at least four star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

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

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

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies H2.2 and T2.6 of the Unitary Development Plan for the City of Manchester.

7) Notwithstanding the details shown on plans submitted, details of the proposed access are to be agreed with the local planning authority.

Reason - In the interests of pedestrian and highway safety, in accordance with Policy H2.2 of the Unitary Development Plan for the City of Manchester.

8) No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with approved drawings. These facilities shall then be 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 transport mode pursuant to policy T3.7 of the adopted Manchester Unitary Development Plan

9) No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before development is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

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

10) Notwithstanding the details shown on the landscape masterplan submitted no development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or

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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 E2.6 of the Unitary Development Plan for the City of Manchester.

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

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

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

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

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

12) The windows on the drawing of the north facing gable elevation marked blue on plan shall be non-opening and permanently glazed in obscure / translucent glass. Prior to the installation of such fenestration, a sample of the obscure glass shall be submitted to and approved in writing by the Local Planning Authority. The fenestration shall be installed in accordance with the approved sample.

Reason - In the interest of residential amenity, pursuant to Policy H2.2 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 shall be submitted to and approved in writing by the City Council as local planning authority. The details of

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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 interest of amenity and public health pursuant to policy H2.2 of the Unitary Development Plan for Manchester, adopted 1995.

14) Before development commences, the internal car park shall be ventilated in accordance with a scheme to 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 interests of public health and to ensure satisfactory conditions within the car parking area

15) The details of an emergency telephone contact number for the site contractor 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.

Informatives

1) External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties.

Comments upon technical lighting information submitted to the Planning Authority in support of this application, or given as the condition of approval, should be referred to the appropriate resource within the City Council, which is currently MEDC.

2) If the development is to involve noisy construction works for a prolonged period the applicant is requested to contact Environmental Health (Pollution Control Section) to discuss the nature of the construction phase. The reasoning behind this is to establish a site contact and discuss appropriate working times etc. Contact: Manchester City Council, Environmental Health, Pollution Control Section, Hammerstone Road, Gorton, Manchester, M18 8EQ. Tel: 0161 234 4873, E-mail: EnvH.Pollution@notes.manchester.gov.uk

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: 084350/FO/2007/S1 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

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

Chief Executive's Landscape Practice Group
Engineering Services
Environmental Health

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Chorlton, Fallowfield & Whalley Range Ward Co-ordinator
Environment & Operations (Trees)
Environment & Operations (Refuse & Sustainability)
English Heritage (NW Region)
Greater Manchester Police
Steve Hobson, Crime Reduction Officer
Whalley Range Forum
Whalley Range Conservation Area Group

Apartment 1-7 28, 29, 30, Flat 8 - 14 30, 31, 32, Apartment 1 - 2, 32, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 58, 62, 64, 66, 68, Flat 1 - 2 70, Ground Flat 72, Flat 1 - 4 76, Flat 1 - 4 80, 81a, 81b, 83 - 102, 104, 106, 108, 110, Flat 1 - 38, Tangmere Court, Flat 1 - 15, Sycamore Court, Dudley Road, Manchester, M16 8BR

2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 35 37a, 37b, 39, 63, 65, 67, 69, 71, 71a, Flat 2 - 98, The Luncheon Club, B U P A, Manchester Hospital, Flat 1 - 7, Goodwood Lodge, Russell Road, Manchester, M16 8DJ

1, 3, 5, 7 Manor Avenue, Manchester, M16 8DX

2, 4, 6, 8, 10, 12, 14 Deeping Avenue, Manchester, M16 8GB

1 - 10 (inc 7a, 9a) 12 Rowan Avenue, Manchester, M16 8AP

55, 73, 75, 77, 79, 81, 83, 85 - 87, 90, 92, 115, 117, 119, 119a, Rowan Lodge, 121, 121a, 123, 123a, Flat 1 - 27, Dudley Court, Flat 1 - 75, Zandra House, Carlton Road, Manchester, M16 8BE

25, 25a, 27, 29, 31, 33 Wood Road, Manchester, M16 8BH

39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71 Victoria Road, Manchester, M16 8DQ

Representations were received from the following third parties:

Miss V Llanwarne, 100 Dudley Road, Manchester, M16 8BR
Mr I Macrae, 104 Dudley Road, Manchester, M16 8BR
Mr Matthew Valentine, 86 Carlton Road, Manchester, M16 8BE
Mr G Rizzo, 66 Dudley Road, Manchester, M16 8DE
T P Muskett, Flat 36, Tangmere Court, Dudley Road, Manchester, M16 8DF
Ms I Davies, Flat 34, Tangmere Court, Dudley Road, Manchester, M16 8DF
Mr T MCGovern, Flat 7, Tangmere Court, Dudley Road, Manchester, M16 8DF
D B Goodkin, Flat 1, Dudley Court, Carlton Road, Manchester, M16 8DA
Mr Maher, 71 Victoria Road, Manchester, M16 8DQ
Pete Simpson, 89 Dudley Road, Whalley Range, Manchester
Helena & Edward Richards, 88 Dudley Road, Whalley Range, Manchester
Dr M.R.Avis, 95 Dudley Rd, Whalley Range, Manchester
Carol Packham & Tim Greenaway, 96, Dudley Road, Whalley Range, Manchester
Ms S Hyatt, 114 Dudley Road, Whalley Range, Manchester, M16 8BR
Tenant, 70-78 Dudley Rd, Whalley Range, Manchester
Mr G Dover and J Collins, 81 Carlton Road, Whalley Range, Manchester

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Ms L Wray, 112 Dudley Road, Whalley Range, Manchester, M16 8BR

Mr And Mrs Bruck, 85 Carlton Road, Manchester, M16 8BZ

Mr A Perry, 101 Dudley Road, Whalley Range

Mr and Mrs Sanderson, 41 Dudley Road, Manchester

Faheem Aftab, 86 Dudley Road, Manchester, M16 8BR

Whalley Range Forum, c/o JNR8 Youth and Community Centre, 82, Cromwell Avenue, Whalley Range

Relevant Contact Officer : Jennifer Connor
Telephone number : 0161 234 4545
Email : j.connor3@manchester.gov.uk