

List No. 4

Old Moat Ward	Application Number 084697/OO/2007/S1	Date of Appln 24th Oct 2007	Committee Date 14th Feb 2008
Proposal	OUTLINE APPLICATION for the erection of a four/five storey block of 28 self contained flats with associated car parking following demolition of existing building		
Location	396 Wilmslow Road, Withington, Manchester, M20 3BN		
Applicant	Otybo Ltd, 396 Wilmslow Road, Didsbury, Manchester, M20 3BN		
Agent	Barrie Newcombe Associates Winnington Hall, Winnington, Northwich, Cheshire, CW8 4DU		

Description

This application relates to a broadly rectangular site of 0.22 hectares situated at the junction of Wilmslow Road and Mauldeth Road West, immediately to the north of Withington District Shopping Centre and Conservation Area. The site is currently occupied by a two storey detached villa currently used as offices. There is also a large single storey electricity sub station within the curtilage of the site. The site is enclosed by a brick wall with stone copings varying between approximately 1.2 and 1.8 metres high. There are vehicular access points from both Wilmslow Road and Mauldeth Road west. There are eight individual trees and five groups of trees around the perimeter of the site. A substantial part of the grounds are hard surfaced and used for parking.

Adjoining the site to the south is a modern five storey flat development. Whilst to the west on Mauldeth Road West are two storey with elevated basement semi detached villas. Facing the site across Mauldeth Road west is a two storey detached Villa. Over Wilmslow Road is a Two storey detached villa and a 1960's style flat development. The Mauldeth Road West, Wilmslow Road, Mauldeth Road junction is light controlled.

Outline planning permission is sought as to the principle of the proposed development, access, appearance, layout and scale. Only landscaping is reserved for subsequent approval.

It is proposed to erect a part four, part five storey contemporary styled building following the demolition of the existing buildings. The development would comprise 28 two bedroom flats and would contain a lift, all the flats are accessible. Only one of the trees on the site would be lost, and this would be due to its condition. A pedestrian access would be provided from Wilmslow Road, whilst the 28 space car park would be accessed from Mauldeth Road West. Amenity space would be provided at ground level, in the form of a brown roof and through the provision of balconies. The building would be constructed of sustainably sourced materials and will, as well as the brown roof, be provided with a green roof. The design incorporates sustainable drainage systems and is of a low carbon design. The applicant has agreed to the payment of a sum of money under S106 of the Town and Country Planning Act for the provision of a cycle lane on Wilmslow Road, the planting of street trees in the area and a contribution to an off site affordable unit.

Previously planning permission, ref 069777/OO/2003/S1, was granted in June 2004 for the erection of a part three, part four part five storey building

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comprising in total 22 self contained flats. In August 2007 planning permission, ref 083231/FO/2007/S1, was granted for a part three part four storey building comprising 24 self contained flats. Both these permissions are extant.

Consultations

Local residents - two letters have been received from local residents and one from the management committee of a housing development across Wilmslow Road. The issues raised are summarised below:-

1. The proposed development would result in the over concentration of flats along this length of Wilmslow Road.
2. The proposed development will exacerbate congestion in the area
3. Concerned that the flats will not be owner occupied but rather sub let to students who would add to the noise and general disturbance that the area suffers from.
4. The roofline is far too high and projects above surrounding properties.
5. Is concerned that the existing building line will be broken.
6. The existing building should be retained. To many architecturally interesting buildings have been lost in Withington.
7. The proposed development would be overpowering to surrounding properties.
8. Are concerns that the vehicular access will be from Wilmslow road.
9. The development will change the ambience of the entrance into Withington Village.

Greater Manchester Police Architectural Liaison Officer - No objections to the proposed development

Engineering Services - The ratio of parking spaces to flats is in line with guidance. Though no disabled spaces are indicated. The 5.5 metre setback of the gates is acceptable and forward visibility is good from the junction of Wilmslow Road to the site entrance (70 metres).

Enforcement and Regulatory Services - No objections subject to noise insulation and refuse storage conditions.

Green Spaces Manager - no objections in principle. It is proposed to remove one tree which is in poor condition. There will be parking spaces within the root protection area of some of the retained trees, which may have an adverse impact on the trees.

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Issues

Unitary Development Plan - The relevant policies with the plan are:-

- Policy H1.2 seeks to ensure that new developments provide a range of accommodation in order to meet the varying needs of the City's residents.
- Policy H2.2 seeks to ensure that new developments do not have an adverse effect on the amenity of neighbouring properties,
- Policy H2.7 requires new housing to be of a high standard of design.
- Policy E3.3 requires new developments on the major transport routes within the City to be of a high standard of design and contribute towards improving the appearance of these routes.
- Policies E1.5 and E1.6 deal with sustainability
- Policy E3.5 requires new developments to be designed with safety in mind.
- Policy WB1 seeks to protect Withington as an attractive place to live.
- Policy DC 7 aspires to achieve accessibility for all new housing developments.

Regional Planning Guidance (RPG13)(2003) - Policy DP1 advises that economy in the use of land and buildings is required. New development should be located so as to make the most efficient use of land, promote appropriate mixes of uses within a site and its wider neighbourhood, make efficient use of transport facilities and assist people to meet their needs locally. The proposal makes use of previously developed land within close proximity to Chorlton District Shopping Centre and links into the local public transport network. It is therefore considered that the proposal generally complies with this policy.

Policy DP3 states that new development must demonstrate good design quality and respect for its setting, including the integration of new development with surrounding land use, taking into account the setting, quality, distinctiveness and heritage of the environment and the use of sympathetic materials, more eco-friendly and adaptable buildings and community safety and "designing out crime".

Policy UR4 establishes targets for the recycling of land and buildings. It sets a target of achieving 90% within Manchester between 1996 and 2016. This proposal is in accordance with the aims of Policy UR4.

Principle - The principle of the redevelopment of the site with a contemporary flat development of between 3 and 5 storeys in height has been established with the granting of the two earlier permissions both of which remain extant. The issue there relates to the impact of the four additional flats.

Disabled Access- all of the proposed flats are capable of being made fully accessible

Crime and Disorder - A crime risk assessment was submitted with the application describes this part of Withington as a high crime area with particularly high levels of crime against property, motor vehicles and people (less serious wounding and robbery). The Architectural liaison Office is satisfied that the proposed development has been designed to address these issues and should be able to achieve Secured by Design accreditation.

Comparison with earlier schemes - The first approval on the site achieved a yield of 22 flats within a three /four/five storey building. It employed a larger

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footprint than either of the subsequent schemes. The second approval achieved an additional two flats on the site within a three/four storey building. The building occupied a smaller footprint and the additional yield was achieved by reducing the amount of wasted space, in the form of overlarge circulation areas within the building and by reducing the size of the flats to a more marketable level. Architecturally as well as being smaller this scheme represented an improvement in terms of the appearance of the building. This third application builds on the improvements found in the second scheme. It retains the same footprint, and architectural style, but in a block that is on average one storey plus the parapet around the brown roof, higher. Whilst in terms of its overall height the proposed building is higher than the second approval it is only the top of the lift tower that is higher than the first scheme approved.

Scale and Mass - This is a large building occupying a prominent site at the junction of a major radial route and major orbital route. The site is, although outside the District Centre, a key gateway to it and it is considered that a strong architectural statement is required and indeed can be accommodated on it. The scale and mass of the proposed building it is felt would help achieve this.

Siting - The building is sited to retain one of the key features found on Wilmslow Road namely a deep front garden and to a lesser extent this is also achieved on Mauldeth Road West. The car parking is located to the rear and side of the building on land that is currently used for parking. The principle employed in the arrangement of the development on the site are considered appropriate to this location and reflect the historic pattern of development.

Design The intention of the development is to form a frontage to two major transport routes. By breaking the building down into smaller definitive elements and by varying the scale, massing and external materials the overall impact of the building reduced. This approach also provides changing views of the development as you pass and assists in preventing the mass of the building being presented as a uniform facade. A distinctive corner element is introduced to the front elevation. This helps reinforce this important corner and helps create the strong building that this location requires.

Car parking and access - The scheme provides 100% car parking which is in line with the Council's current practice. The applicant has been asked to incorporate disabled spaces within the scheme. Pedestrian access to the site is from Wilmslow Road which improves access to the district centre and the bus services on Wilmslow Road. Vehicular access is from Mauldeth Road West and is an improvement over the current situation which includes an access from Wilmslow Road

Trees - Only one tree is to be lost to the development and this is due to its condition. No details of replacement trees have been provided as this would be dealt with as a reserved matter. However, the applicant has agreed to making a payment under S106 of the act towards the provision of street trees in the area. The Green Spaces Division has expressed concern that some trees may be affected by parking spaces. Currently these trees are abutted by the existing car park and the detailed treatment of these areas and a method statement for carrying out the work will form part of the reserved matters application.

Sustainability - This is an extremely sustainable location being in close proximity to Withington Village and the shops and services on offer there. It is also extremely well serviced by public transport. In addition the development will be

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constructed with material from sustainable sources, incorporate brown and green roofs, incorporate a water management system and be design to be a low carbon building.

Affordable housing - In line with the City Council's emerging policy on affordable housing the applicant has agreed to make a payment towards the provision of an off site affordable unit. The amount on offer reflects the increase in four units over that previously approved.

Residential amenity - The property most affected by the proposed development is the adjoining modern development to the south. Whilst the new building will clearly make its presence known there will be no overshadowing and substantive loss of amenity.

Amenity Space - Compared with the most recently approved scheme this current proposal increases the amount of usable amenity space by the inclusion of a Brown Roof. The Head of planning believes that this combination of surface level gardens, balconies and a brown roof provide an acceptable level of amenity space.

S106 Agreement - both the earlier approvals on the site were accompanied by a S106 agreement. The 22 flat scheme included a payment for the construction of a cycle lane on Wilmslow Road. The more recent approval in addition to the monies for the cycle lane included a provision for planting street trees. This current proposal includes in addition to the cycle lane and street trees a further contribution to be spent on off-site affordable housing. The head of Planning believes that these incremental increases in the S106 contribution reflect the evolutionary nature of this development and addresses the changing nature of the Council's objectives.

Conclusion - The proposed development builds on the previous approvals on the site. The scheme now includes on-site renewables not part of the earlier approvals, it also incorporates a payment for off-site affordable housing in the area. Whilst it has increased in height and numbers in respect of the most recent approval it is substantially the same as the first approval on the site. The Head of Planning believes that the incorporation into the development of measures that reflect new and emerging Council policies outweigh any adverse impact caused by the additional four flats and the proposed changes to the size of the building.

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

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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 an agreement under S106 of the Town and Country Planning Act (As Amended) in respect of the provision of off site affordable housing, off-site tree planting and a contribution towards the provision of a cycle lane on Wilmslow Road.

On the basis that the proposal is in accord with the City Council's Unitary Development Plan in particular policy H1.2 which looks to provide a range of accommodation to meet the needs of people wishing to live in the City, policy H2.2 which seeks to protect the amenity of residents from the adverse affects of development, policy H2.7 which requires new residential developments to be of a high standard of design, policies E1.5 and E1.6 which require new developments to contribute towards energy conservation and the use of environmentally friendly materials, policy E3.3 encourages new developments on major radial routes to be of the highest quality, policy WB1 looks to ensure that Withington remains an attractive location in which to live and work and to retain its primarily residential nature and policy DC7 seeks to ensure that new residential accommodation is accessible, and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

1) Approval of the details of the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

Plans and particulars of the reserved matters shall be submitted in writing to the local planning authority and shall be carried out as approved.

Reason - To ensure the satisfactory development of the site and because this application is in outline only.

2) Applications for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission. The development must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matters to be approved.

Reason - Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.

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

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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 H2.7 and E3.3 of the Unitary Development Plan for the City of Manchester.

4) The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: 1111-201, 202 and 102 received on 10th October 2007

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H1.2, H2.2, H2.7, E1.5, E1.6, E3.3, WB1 and DC7 of the Manchester Unitary Development Plan.

5) 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.

6) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment the Desk Study) 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).

The Desk Study shall be prepared by a suitably qualified person whose competence to carry out the Desk Study has been approved in writing by the City Council as local planning authority (an "Expert").

In the event of the Preliminary Risk Assessment Desk Study 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 Scheme) 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 Scheme shall be carried out, by an Expert before development commences and the Expert shall prepare 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 Site Investigation

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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.

Any further development must not compromise any existing remedial measures previously installed at the site as part of planning permission 084697. Upon completion of the works, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to ensure that the existing remedial measures have not been compromised.

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. Additionally, that the current works shall not compromise the protection afforded by earlier remedial measures the existing development has had installed as part of planning permission H2.2. Pursuant to **** of the Unitary Development Plan for the City of Manchester.

7) 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

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character of the area, in accordance with Policies 2.4 and 2.6 of the Unitary Development Plan for the City of Manchester.

8) 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".

9) Before the development commences, studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:

a) Identify, before the development commences, the potential impact area in which television reception is likely to be adversely affected by the development. The study shall be carried out either by the Office of Communications (OFCOM), or by a body approved by OFCOM and shall include an assessment of when in the construction process an impact on television reception might occur.

b) Measure the existing television signal reception within the potential impact area identified in (a) above before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Independent Television Commission, and shall include an assessment of the survey results obtained.

(c) Assess the impact of the development on television signal reception within the potential impact area identified in above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (b) above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception, as advised in Planning Policy Guidance Note 8: Telecommunications.

10) 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.

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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: 084697/OO/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:

Engineering Services
Environmental Health
Environment & Operations (Trees)
Greater Manchester Police
Withington Civic Society
Environment & Operations (Refuse & Sustainability)
Flat 3, 4 Heaton Road, Manchester, M20 4PX
Flat 1, 402 Wilmslow Road, Manchester, M20 3BN
404 Wilmslow Road, Manchester, M20 3BN
380 Wilmslow Road, Manchester, M20 3NA
Flat 1, 382 Wilmslow Road, Manchester, M20 3NA
394 Wilmslow Road, Manchester, M20 3NA
396a, Wilmslow Road, Manchester, M20 3BN
Flat 6, 382 Wilmslow Road, Manchester, M20 3NA
Flat 2, 382 Wilmslow Road, Manchester, M20 3NA
Flat 3, 382 Wilmslow Road, Manchester, M20 3NA
10 Mauldeth Road West, Manchester, M20 3WB
4 Mauldeth Road West, Manchester, M20 3WB
6 Mauldeth Road West, Manchester, M20 3WB
11 Mauldeth Road West, Manchester, M20 3WB
12 Mauldeth Road West, Manchester, M20 3WB
2 Mauldeth Road West, Manchester, M20 3WB
5 Mauldeth Road West, Manchester, M20 3WB
7 Mauldeth Road West, Manchester, M20 3WB
8 Mauldeth Road West, Manchester, M20 3WB
9 Mauldeth Road West, Manchester, M20 3WB
14-16, Mauldeth Road West, Manchester, M20 3WB
Flat 1, Hutton Lodge 384-388, Wilmslow Road, Manchester, M20 3NA
Flat 2, Hutton Lodge 384-388, Wilmslow Road, Manchester, M20 3NA
Flat 3, Hutton Lodge 384-388, Wilmslow Road, Manchester, M20 3NA
Flat 4, Hutton Lodge 384-388, Wilmslow Road, Manchester, M20 3NA
Flat 5, Hutton Lodge 384-388, Wilmslow Road, Manchester, M20 3NA
Flat 6, Hutton Lodge 384-388, Wilmslow Road, Manchester, M20 3NA
Flat 7, Hutton Lodge 384-388, Wilmslow Road, Manchester, M20 3NA
Flat 8, Hutton Lodge 384-388, Wilmslow Road, Manchester, M20 3NA
Flat 9, Hutton Lodge 384-388, Wilmslow Road, Manchester, M20 3NA
Flat 10, Hutton Lodge 384-388, Wilmslow Road, Manchester, M20 3NA
Flat 11, Hutton Lodge 384-388, Wilmslow Road, Manchester, M20 3NA
Flat 12, Hutton Lodge 384-388, Wilmslow Road, Manchester, M20 3NA
Flat 14, Hutton Lodge 384-388, Wilmslow Road, Manchester, M20 3NA

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Flat 5, 382 Wilmslow Road, Manchester, M20 3NA

Flat 7, 382 Wilmslow Road, Manchester, M20 3NA

Manchester City Council, Withington Library, 410 Wilmslow Road, Manchester, M20 3BN

1 Gwynant Place, Manchester, M20 4AE

10 Gwynant Place, Manchester, M20 4AE

11 Gwynant Place, Manchester, M20 4AE

12 Gwynant Place, Manchester, M20 4AE

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7 Gwynant Place, Manchester, M20 4AE

8 Gwynant Place, Manchester, M20 4AE

9 Gwynant Place, Manchester, M20 4AE

429 Wilmslow Road, Manchester, M20 4AF

Caspian Construction, 433 Wilmslow Road, Manchester, M20 4AF

Space For Living, Investment House, 409 Wilmslow Road, Manchester, M20 4NB

7 Mauldeth Road, Manchester, M20 4NE

9 Mauldeth Road, Manchester, M20 4NE

2 Heaton Road, Manchester, M20 4PX

Apartment 2, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ

Apartment 3, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ

Apartment 4, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ

Apartment 5, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ

Apartment 6, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ

Apartment 7, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ

Apartment 8, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ

Apartment 9, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ

403 Wilmslow Road, Manchester, M20 4NB

407 Wilmslow Road, Manchester, M20 4NB

Apartment 10, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ

Apartment 11, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ

Apartment 12, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ

Apartment 13, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ

Apartment 14, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ

Apartment 15, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ

Apartment 16, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ

Apartment 17, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ

Apartment 18, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ

Apartment 19, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ

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Apartment 20, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ
Apartment 21, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ
Apartment 22, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ
Apartment 23, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ
Apartment 24, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ
Apartment 25, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ
Apartment 26, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ
Apartment 27, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ
2 Mauldeth Road, Manchester, M20 4ND
4c, Mauldeth Road, Manchester, M20 4ND
431a, Wilmslow Road, Manchester, M20 4AF
4a, Mauldeth Road, Manchester, M20 4ND
4b, Mauldeth Road, Manchester, M20 4ND
4d, Mauldeth Road, Manchester, M20 4ND
405 Wilmslow Road, Manchester, M20 4NB
Mark Goodwin & Co, Bushbury House, 435 Wilmslow Road, Manchester, M20 4AF
425 Wilmslow Road, Manchester, M20 4AF
Halifax Estate Agents, 431 Wilmslow Road, Manchester, M20 4AF
Flat 1, Maple Gardens, 413 Wilmslow Road, Manchester, M20 4NN
Flat 2, Maple Gardens, 413 Wilmslow Road, Manchester, M20 4NN
Flat 3, Maple Gardens, 413 Wilmslow Road, Manchester, M20 4NN
Flat 4, Maple Gardens, 413 Wilmslow Road, Manchester, M20 4NN
Flat 5, Maple Gardens, 413 Wilmslow Road, Manchester, M20 4NN
Flat 6, Maple Gardens, 413 Wilmslow Road, Manchester, M20 4NN
Flat 7, Maple Gardens, 413 Wilmslow Road, Manchester, M20 4NN
Flat 8, Maple Gardens, 413 Wilmslow Road, Manchester, M20 4NN
Flat 9, Maple Gardens, 413 Wilmslow Road, Manchester, M20 4NN
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Flat 17, Maple Gardens, 411 Wilmslow Road, Manchester, M20 4NN
Flat 18, Maple Gardens, 411 Wilmslow Road, Manchester, M20 4NN
Flat 19, Maple Gardens, 411 Wilmslow Road, Manchester, M20 4NN
Flat 20, Maple Gardens, 411 Wilmslow Road, Manchester, M20 4NN
Flat 21, Maple Gardens, 411 Wilmslow Road, Manchester, M20 4NN
Flat 22, Maple Gardens, 411 Wilmslow Road, Manchester, M20 4NN
Flat 23, Maple Gardens, 411 Wilmslow Road, Manchester, M20 4NN
Flat 24, Maple Gardens, 411 Wilmslow Road, Manchester, M20 4NN
Flat 25, Maple Gardens, 411 Wilmslow Road, Manchester, M20 4NN
Flat 26, Maple Gardens, 411 Wilmslow Road, Manchester, M20 4NN
Flat 27, Maple Gardens, 411 Wilmslow Road, Manchester, M20 4NN
Flat 28, Maple Gardens, 411 Wilmslow Road, Manchester, M20 4NN
Flat 4, 402 Wilmslow Road, Manchester, M20 3BN
Howard Massey (n W) Ltd, 396 Wilmslow Road, Manchester, M20 3BN
Apartment 1, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ
Apartment 28, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ
Apartment 29, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ
Apartment 30, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ
Apartment 31, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ
Apartment 32, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ

List No. 4

Apartment 33, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ
Apartment 34, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ
Apartment 35, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ
Apartment 36, Arosa Court, 419 Wilmslow Road, Manchester, M20 4LZ
1, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
2, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
3, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
4, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
5, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
6, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
7, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
8, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
9, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
10, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
11, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
12, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
13, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
14, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
15, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
Flat 5, 402 Wilmslow Road, Manchester, M20 3BN
Flat 6, 402 Wilmslow Road, Manchester, M20 3BN
Flat 7, 402 Wilmslow Road, Manchester, M20 3BN
Flat 1, 4 Heaton Road, Manchester, M20 4PX
Flat 2, 4 Heaton Road, Manchester, M20 4PX
Flat 4, 4 Heaton Road, Manchester, M20 4PX
Flat, 431 Wilmslow Road, Manchester, M20 4AF
16, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
17, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
18, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
19, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
20, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
21, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
22, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
23, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
24, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
25, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
26, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
27, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
28, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
29, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU
30, Wellington House 398-400, Wilmslow Road, Manchester, M20 3LU

Representations were received from the following third parties:

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5 Gwynant Place
22 Gwynant Place

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