

| Application Number | Date of Appln | Committee Date | Ward |
|---------------------------|----------------------|------------------------------|------------------------|
| 086868/FO/2008/S2 | 5th Nov 2008 | 20 th August 2009 | Woodhouse Park Ward |

Proposal Erection of part single, part two storey building to form 10 retail units (Class A1, A2 and A3) totalling 2,839 square metres and offices (Class B1) 1,150 square metres with associated car parking and landscaping/public realm

Location Wythenshawe Centre, Etrop Way, Wythenshawe, Manchester, M22 5RE

Applicant Redman Properties Ltd, Chepston House, Trident Business Park, Daten Avenue, Risley, Warrington, WA3 6BX

Agent AEW Architects, Century Buildings, St Mary's Parsonage, Manchester, M3 2DF

Background

This planning application is being reported to the Planning and Highways Committee as the applicant has made an appeal to the Secretary of State against its non-determination.

Description

The application site is approximately 0.90 hectares and is currently vacant following the demolition of Park and Violet Court flats in 2006. The site occupies a prominent position on the corner of Poundswick Lane and Rowlandsway and is considered to be a gateway site into Wythenshawe Town Centre from a northeasterly direction.

There are no distinguishing features about the application site due to its current vacant status and the topography is relatively flat. The only building that remains on the site is a cabin associated with the old flats. Hoardings currently surround the site.

To the north of the site is Poundswick Lane which forms a natural boundary separating the Town Centre from the residential properties on the opposite side of the road. To the west of the site is Wythenshawe Market and the Birtles Mall which contains various stalls and kiosks. Southwards is Wythenshawe Bus Station which is the public transport interchange for the Town Centre. East of the application site are the Birchtree and Edwards Court flats.

The application site forms part of Wythenshawe Town Centre as defined on the Proposals Maps contained within the Unitary Development Plan (UDP) for the City of Manchester (1995). The Town Centre currently offers a range of services and amenities.

The applicants had sought planning permission for the redevelopment of the site for the erection of a part single, part two-storey building for 10 retail units on the ground floor and office floor space above.

Consultations

Local Residents / Businesses

No comments received.

Wythenshawe Regeneration Team

Object to the proposal. The design principles, included within the Town Centre masterplan, are based upon the specified drivers for change around addressing the issue of poor urban design and poor personal safety.

The Town Centre currently suffers from poor urban design and the inward facing centre lacking any profile to the surrounding roads, which is a particular problem on Poundswick Lane. The application does not address this issue and the car parking holds the corner rather than reinforcing the buildings profile to Rowlandsway and Poundswick Lane.

The design also does not address the issues identified within the masterplan particularly that the Town Centre does not have strong vehicular and pedestrian flows. The pinch pointed pedestrian route, particularly at the end of the Birtles, intrudes into the natural pedestrian flow from the car park to the Birtles Mall. The positioning of the service yard, accessed through the car park, also creates an issue with regard to pedestrian and vehicular flow and safety for users. The proposed scheme will not improve access to and movement within the centre to encourage dual/multi purpose visits.

Head of Highway Services

1. The radii's of the access road on Rowlandsway are far too large encouraging cars to speed, which increases the risk of collisions with pedestrians and vehicles;
2. No vehicular tracking analysis has been provided;
3. The articulated vehicles that are to access this site will be unable to make the manoeuvre into the car parking without encroaching onto the footway;
4. No details of whether the footpaths will be constructed to standards;
5. The servicing and refuse statement is inadequate for the size of development;
6. A clearer pedestrian strategy needs to be provided;

In summary, the proposed vehicular access to the site is not likely to be accepted, as it is unsafe.

MEDC Landscape Practice

The proposed development does not follow the design principles outlined within the Guide to Development in Manchester SPD, specifically in respect of strong corners,

as the building is removed from the corner of Poundswick Lane and Rowlandsway and instead fronted by a car park.

The location of the car park also does not comply with the Guide to Development as it has not been located sensitively in the street scene. The applicant's design and access statement states that the building is located close to the corner. However, this is misleading for the reasons stated above. The entrances to the retail unit are actually removed from the Poundswick Road elevation/frontage and the arrangement arguably perpetuates the existing inward facing nature of the Town Centre.

The Landscaping scheme is well detailed, however, its primary purpose is to screen the car park from Poundswick Lane and Rowlandsway. The landscape treatment in isolation cannot rectify the decision to locate the building away from the corner and front it with parking.

In summary, the proposed development does not comply with the Wythenshawe Town Centre masterplan or some of the key principles from the Guide to Development in terms of the location of the building on the site and the arrangement of the parking. The landscape treatment is well-defined, however, it cannot alleviate weaknesses caused by the organisation and layout of the site. Therefore we are unable to support this application.

Head of Environmental Health

Conditions relating to noise insulation of the building and externally mounted equipment, deliveries, fumes, opening hours and refuse should be imposed should planning permission be granted.

Greater Manchester Public Transport Executive (GMPTE)

The site is well located to public transport, which will offer a choice of travel modes for visitors. Whilst GMPTE has no formal objection to this application, we note that the proposal does seem to be contrary to the recommendations of the Town Centre Masterplan. Should the City Council be minded to approve the application, it should be ensured that the pedestrian environment between the site and the existing bus station, is designed to be as safe and convenient as possible.

It is encouraging to see low levels of car parking and the production of a travel plan should also be encouraged.

There is a reserved alignment for the metrolink extension along Poundswick Lane. A condition should be imposed on any planning permission to ensure pedestrian movement is restricted across this line.

Design for Security

No objection to the proposal other than the need to define the car park with low fencing to prevent desire lines appearing across the landscaping and to protect cars from passers by on the bus station side of the car park, where the footpath is quite

narrow. The application should be conditioned to achieve secure by design accreditation.

Issues

The Development Plan

North West of England Plan Regional Spatial Strategy (RSS) to 2021

Policy DP1 outlines the key principles which underpin the RSS these include the need to promote sustainable communities and promote sustainable economic development.

Policy DP4 states that developments 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;

Third, the development of other land where this is well located in relation to housing jobs, other services and infrastructure.

Policy DP7 states that environmental quality should be protected and enhanced, especially by:

Understanding and respecting the character and distinctiveness of places and landscapes;

Promoting good quality design in new developments and ensuring that development respect its setting;

Maximising opportunities for regeneration of derelict or dilapidated areas

Policy W5 states that in considering proposals for retail development any investment made should be consistent with the scale and function of the centre, should not undermine the vitality and viability of any other centre or result in creation of unsustainable shopping patterns.

Policy MCR3 'Southern part of the Manchester City Region' states that plans and strategies in the southern area should sustain and promote economic prosperity consistent with the environmental character of the area and the creation of attractive and sustainable communities. This should be achieved by focusing employment development on sites which accord with spatial principles (DP1-DP9) to meet local needs and regeneration requirements and to address worklessness.

Policies EM16, 17 and 18 outlines principles for energy efficiency and renewable energy.

Unitary Development Plan (UDP) for the City of Manchester (Adopted 1995)

The application site is allocated in the adopted UDP as falling within the District Centre of Wythenshawe to which policies EW1, EW14 and EW16 relate. In addition to the site site-specific policies, policies I1.6, I2.1, I3.1, E1.4, E1.5, E1.6, E3.5, S1.2, S2.1 and S2.5 in Part 1 of the UDP and DC10.1, DC10.2, DC10.4, DC12.1, DC12.2 and DC26.1 in Part 2 are also applicable.

Site-specific policies within Part 1 of the UDP, which specifically relate to Wythenshawe District Centre, are policies EW1, EW14 and EW16.

EW1 outlines objectives that new proposals within East Wythenshawe must adhere to. In particular, the role of Wythenshawe Civic Centre must be protected as a major district shopping centre and promote its general modernisation and improvement. Furthermore, the City Council will seek to protect and improve the quality of both the built and open environment.

EW14 states that the Council, in partnership with the private sector, will improve Wythenshawe Civic Centre. This will involve its refurbishment and, possibly, selective demolition and redevelopment.

EW16 states that at Wythenshawe Civic Centre, the Council will permit a wider range of shops and community uses and further commercial developments.

Other policies, which are of relevance in Part 1 of the UDP, are as follows:

Policy I1.6 specifically seeks to encourage the location of new business development on sites where they will contribute to urban regeneration. Particular encouragement will be given to such development on derelict sites or underused land in areas of high unemployment. Business use development will normally be allowed:

Within the City's other main shopping and commercial centres and areas which are already primarily industrial and office areas.

In order to ensure that all new development is sustainable, policy I2.1 seeks to ensure that new commercial development is fully accessible by all forms of transport and, in particular, is adequately served by the public transport network.

In addition, policy I3.1 states that all new commercial development will be expected to be of a good standard of design and, where appropriate, include suitable landscaping treatment.

The City Council will also consider carefully uses which generate noise. Policy E1.4 states that the City Council will ensure that new development involving high noise levels is not permitted where it would be likely to cause a nuisance to occupiers of nearby properties.

Energy efficiency of new development is also an important material consideration in determining major planning applications. Policy E1.5 and E1.6 states that it is important that new development contribute to wards energy efficiency by:

Ensuring where practicable that new major development is located where is can easily served by public transport;

Encouraging high standard of energy efficiency in new development.

In addition, building materials used in new development should be environmentally friendly wherever possible.

New development should also promote measures which lead to a safer environment for all people living in and using the City. Policy E3.5 outlines measures which include:

Ensuring the layout of new development is designed with safety in mind and does not lead to the creation of isolated areas;

Designing landscaping schemes so as to minimise the risk of attack.

The UDP also outlines specific policies in respect of new shopping facilities.

Policy S1.2 states that the Council, in partnership with the private sector, will encourage, where appropriate, the improvement and redevelopment of existing District Centres in order to ensure that they remain the focus for both shopping and full range of community facilities. These centres include Wythenshawe where particular emphasis will be given to improving quality and increasing economic viability.

Furthermore, policy S2.1 states that the Council recognises the importance of good quality local and convenient shopping facilities within easy reach of people's homes and will seek to ensure that facilities are accessible to disabled people. New shops to meet local needs will be encouraged where current provision does not adequately meet requirements.

New shopping development will also be expected to a high standard of design with adequate parking provision and provide a safe and attractive environment for all shoppers (Policy S2.5).

The UDP also provides specific "Development Control" advice for developments such as food and drink premises. As the proposal contains provision for Class 'A3' uses (restaurants and café) the following polices should be considered.

DC10.1 states that in determining planning applications for food and drink uses the Council will have regard for the general location, effect on amenity, safe and convenient servicing, storage of refuse and disabled access.

Furthermore, the principles of such development are considered appropriate in shopping centres (Policy DC10.2).

Where proposals are appropriate in principle, conditions may be used to limit the hours of opening and the need to deal satisfactorily with noise, fumes, smells, the storage of refuse and the collection of litter (policy DC10.4).

In terms of commercial uses above shopping frontages the Council will have regard to the general location, effect on amenity, safe and convenient servicing, storage of refuse and disabled access (DC12.1).

Again, the principle of such development is acceptable in shopping centres (DC12.2).

The Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. The Council will consider the effect of new development proposals, which are likely to generators of noise and the implications of new development being, exposed to existing noise sources.

Other Relevant Policies and Guidance

In considering development proposals, reference is not only made to the UDP, but also other guidance, policies and supplementary planning guidance.

The Guide to Development in Manchester SPD (2007)-

This document provides detailed guidance on making Manchester a City in which people choose to live, learn, work and relax.

The Guide states that each new development should be designed having full regard to its context and the character of the area (Paragraph 2.3). In addition to this, buildings should present their main face and pedestrian entrance to the main street to contribute to its vitality and interest (Paragraph 2.12).

It terms of the appearance of new building, the scale, position and external appearance should respect their setting and relationship to adjacent building, enhance the street scene and consider their impact on the roof line and skyline. Building should recognise the common building line created by the front face of adjacent buildings (Paragraph 2.13).

The impact of car parking should also be minimised. The location, design and treatment of these areas could have a major impact on the street scene and will need to be carefully considered (Paragraph 2.21).

The Guide also place strong emphasis on the promotion of renewable energy and the compliance with Design for Access 2.

Wythenshawe Strategic Regeneration Framework (SRF) (2004)

Wythenshawe is identified as a major regeneration area in the SRF. Policy SL1 seeks to ensure that Wythenshawe Town Centre remains a key Manchester shopping location through significantly improving the retail offer and town centre environment.

Policy NC1.2 relates to improving gateway sites into Wythenshawe to make the physical environment easily understandable and to mark and celebrate the entrance into Wythenshawe and important junctions.

Policy NC2.2 states that new landmark buildings and new or improved local centres should be celebrated to create memorable places and improve the 'mind map' of Wythenshawe.

Policy NC3.1 states that good design should be incorporated into every aspect of development in Wythenshawe. Matters which are of particular importance are the character and identify of places, quality of the public realm and easy to understand environments.

Wythenshawe Town Centre Masterplan (2006)

The master plan allocates the site for a major retail/leisure development which occupies the whole of the site to provide a landmark development on the gateway into the Town Centre.

Whilst it is recognised that this document is not a formal supplementary planning document, it provides (along with the Strategic Regeneration Framework) the most up-to-date planning guidance for the Town Centre. The document has been adopted for Development Control purposes and is thus a material planning consideration in the determination of this application.

Manchester Quantitative Retail Needs Study (GVA Grimley 2006)

GVA Grimley have undertaken a retail capacity study on behalf of the City Council. This was a comprehensive study of the current retail climate in Manchester and provided a robust analysis of the current performance of the City Centre and the District Centres. The report also outlines forecasts of capacity for additional retail floor space up to 2021. The study will assist in developing the future policy surrounding retail development in the Local Development Framework as well as informing major planning applications for retail development.

Wythenshawe forms part of the 'Southern Area' in the report, incorporating the wider Wythenshawe area and Northenden. It is expected that an additional 2,878 sqm in 2009, rising to 3,338 sqm in 2021, of convenience goods and 1,113 sqm, rising to 7,522 sqm in 2021, of comparison goods can be accommodated in the Wythenshawe area. This would suggest that there is sufficient retail capacity to further expand the retail offer in the Wythenshawe area

Planning Policy Statement One

PPS1 sets the overarching planning policies on the delivery of sustainable development through the planning system. In terms of design, the document states:

“Planning Authorities should plan positively for the achievement of high quality design and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take opportunities available for improving the character and quality of an area and the way it functions, should not be accepted”

Planning Policy Statement Six ‘Planning for Town Centres’

The core principles of PPS6 is to promote sustainable and inclusive patterns of development to ensure that town centres have vitality and viability. Growth of existing town centres should be accommodated by more efficient use of land and buildings.

Paragraph 2.19 – It is essential that town centres provide a high quality and safe environment if they are to remain attractive and competitive. Well designed public spaces and buildings, which are fit for purpose, comfortable, safe, attractive, accessible and durable, are key elements which improve the health, vitality and economic potential of a town centre.

Major Development

By virtue of the amount of floor space proposed the application has been considered to be a major development. The application has been advertised accordingly in the local press and site notices displayed.

Principle

The application site is currently vacant following the demolition of Park and Violet Court in 2006. The site forms part of Wythenshawe Town Centre as defined on the Proposals Maps contained within the UDP to which policy EW1, EW14 and EW16 relate. These policies seek to promote the general improvement and modernisation of the centre in partnership with the private sector and will encourage wider range of shops and commercial activities.

The regeneration and renewal of the Town Centre is also a key policy objective for both the Strategic Regeneration Framework and the masterplan for the Town Centre as part of improving the overall retail offer, in the centre, through well-designed buildings and public realm.

This proposal seeks to redevelop the site to create a mixed-use retail and office scheme. Given the current vacant status of the site and its urban location, the proposal complies with policy DP4 of the RSS as it will reuse a previously developed site. The proposal also adheres to the approach outlined within PPS6 to locate “main

town centre uses" within defined centres. Perhaps more importantly, this proposal provides a real opportunity to regenerate a prominent town centre site by creating retail units and office floor space that will widen retail choice and improve the quality of the built environment for town centre users.

The proposal is therefore considered to be acceptable in principle. Matters which require consideration, as part of the assessment of this proposal, include the appropriateness of the retail/office uses, whether the siting, layout, scale and mass, design and appearance of the proposal is acceptable. In addition, the highways implications will be assessed as will environmental health considerations and impact on surrounding residential amenity. Other material considerations will also include whether crime has been successfully designed out and though has been given to disabled access and renewable energy.

Each matter will be addressed in turn.

Appropriateness of retail/office development

PPS6 states that it is not necessary to demonstrate need, appropriateness of scale and associated impacts on developments of this nature that are located within defined centres.

Given the priority given to Wythenshawe Town Centre's renewal and improvement within the UDP, the SRF and the Town Centre Masterplan the creation of 2,839 sqm of new retail floor space and 1,150 sqm of office space is welcomed. Wythenshawe District Centre, despite its footprint and retail floor space, ranks relatively low in the shopping hierarchy in terms of its attractiveness of its comparison and convenience offer.

The centre also suffers retail leakage to other centres such as Baguley, due to its weak retail offer, which takes much needed expenditure away from this main centre.

The GVA Grimley report states that the Wythenshawe area could support up to 2,878 sqm in new floor space in 2009, 2,878 sqm by 2016 and 3,338 sqm by 2021. In terms of comparison goods, Wythenshawe can support 1,113 sqm by 2009, 1,846 sqm 2011, 4,182 sqm by 2016 and in 2021 7,522 sqm.

The retail floor space proposed in this development is comparable with those projections. The proposal will consist of two large retail units consisting of 811 sqm and 1,394 sqm in terms of their sales area only. It is anticipated that a large comparison and convenience retailer would occupy these units. There will be a further 8 kiosks proposed varying in sizes from 84 sqm to 29 sqm. An A1, A2 or A3 retailer could occupy these units.

PPS6 also prescribes that development proposals for main Town Centre uses are highly accessible. To the south of the application site is Wythenshawe Town Centre, whilst to the north of the site is the proposed line of Metrolink. There will be a main station at the Forum. These measures will ensure that a choice of modes of travel

can be made when travelling to the centre and the additional footfall that this proposal may generate.

The office space at the development is welcomed and is appropriate in the centre. Whilst the office market in South Manchester is relatively stagnant at the moment, such modern spaces, in a highly accessible location such as this, will be able to take advantage of any upturn in the near future.

Siting/layout

The 1960s appearance and inward looking nature of Wythenshawe Town Centre has contributed to its unattractiveness over the past decade, as it does not offer the frontages required by modern retailers.

The location of the application site, on the corner of Poundswick Lane and Rowlandsway, provides an ideal opportunity to create a building that has landmark status on this corner plot. The Guide to Development in Manchester places particular emphasis on creating strong corners as outlined with paragraph 2.18:

“Corners should be designed with attractive window, entrance, and elevational detail and site boundaries should be high quality. On major routes they should accommodate active ground floor uses, entrances to reinforce the character of the street and the sense of place”

This is reinforced within policy NC2.2 of the SRF. The Masterplan acknowledges the potential of this corner plot and outlines that the requirements for this site is a building that covers the entire plot in order to take advantage of the location and create an important vista in the street scene.

Having full regard to this guidance and objectives, there is concern that the proposed location of the building is poor. The proposed building has been sited deep into the site meaning that the building has no frontage with Rowlandsway. The resulting effect is that there will be no emphasis on the corner of Poundswick Lane and Rowlandsway in order to create a gateway development envisaged by the masterplan.

The layout of the rest of the development is also a concern. Paragraph 2.12 of the Guide to Development in Manchester SPD states that

“Buildings should present their main face and pedestrian entrance to the street, to contribute to its vitality and interest...Large areas of car parking and servicing should be situated to the rear”

A surface car park is proposed in front of the building. Given the importance allocated to this corner within the masterplan, the position of the surface car park undermines the opportunities for this site. The entrances to the retail units are primarily from the within the existing centre i.e. the Birtles, or is off the surface car park is the case with unit 2. This arrangement perpetuates the existing inward looking nature of the Town Centre which is unacceptable.

The service yard, for the larger retail units, can be viewed from Poundswick Lane, which is not acceptable on this frontage.

This proposal fails to take advantage of the opportunities that arise from the sites location on the corner of Rowlandsway and Poundswick Lane. The associated visual harm of this siting and layout would not maximise the regeneration opportunities for this important vacant site. This will negatively effect the regeneration of Wythenshawe Town Centre, and its general improvement and attractiveness, as prescribed by policies EW1, EW14, S1.2 and S2.5 of the UDP and policies DP7 and MCR3 of the RSS as well as the objectives of the Town Centre Masterplan, the SRF, PPS1 and PPS6.

As a consequence, it is recommended that siting and layout should form part of the reason for refusal of this application.

Scale and Mass

The proposed building will be a part single, part two-storey building. In informing the appropriateness of scale and mass reference is made to paragraph of 2.14 of the Guide to Development in Manchester SPD. This states:

“It is important that new developments are of an appropriate height having regard to location, character of the area and specific site circumstances”

Whilst there are residential properties in the area, given that the site is part of the Wythenshawe Town Centre, and is an important corner plot, the scale of any building on this site will assist in contributing to a gateway landmark.

Unfortunately, the scale of the proposed building is poor. Whilst the setting back of the building (by 58 metres) from Rowlandsway in front of a car park, hinders the impact the building can make on this key frontage, the inadequacies of the siting are further compounded by the erection of a single storey building on this frontage. Whilst the monopitch roof offers some emphasis, the view of the site from the road has no visual presence because of the lack of scale.

On the Poundswick Lane frontage, the building is fully two storey with an over sailing monopitch roof for more emphasis. However, this elevation, despite its greater presence, fails to overcome the inadequacies of the buildings siting and simply compounds the buildings poor relationship with the road and heightens the view of the service yard from this angle.

The single storey scale of the building is followed through to the courtyard area of the development on the southeastern elevation. This elevation forms the kiosks. If the siting of the building was improved this area could become a spacious area that would be a pleasant and open space for shoppers.

The lack of scale and mass compounds the inadequacies of the siting of the building. This should therefore form part of the reasons for refusal as the proposal fails to accord with policies EW1, EW14, S1.2 and S2.5 of the UDP and policies DP7 and

MCR3 of the RSS as well as the objectives of the Town Centre Masterplan, the SRF, PPS1 and PPS6.

Design and appearance

High quality design is an essential component in terms of improving the attractiveness of the Town Centre. In order to satisfy policy S2.5 of the UDP and NC3 of the SRF this development must make a valuable contribution to the street scene.

The existing Town Centre's 1960s architecture, with its red brick and concrete buildings, has become tired and unattractive. Recent new developments, such as the Haletop development, have set the benchmark for the design quality in the centre.

This proposal has attempted to follow these design principles.

The two storey elements, on the north west (Poundswick Lane) and South West (facing the Birtles) elevations, are the most successful parts of this development in design terms. The height has allowed bold expressions to be created through the use of glazing framed with masonry piers which helps create a clear rhythm. The monopitch roof, with its generous overhangs, further enhances the sense of scale.

The design of the building fails on the north east (facing the surface car park) and south east (facing the courtyard) elevations. The north east elevation is bland. Although this elevation contains the entrance to unit 2 there is only the doorway and two windows. The remainder of the elevation has recessed panels and the entrance to the service yard. The frontage has little presence and activity, perpetuated through its weak design and unacceptable scale and siting, reinforcing the inward looking nature of the centre. The resulting effect is a lost opportunity to create a striking active frontage off Rowlandsway.

In terms of the south eastern elevation, this elevation has the entrances to the kiosks, as such there will be plenty of activity in this area. However, this elevation has no frontage with a road and thus compounds the inward looking nature of the building. This area is also very close to the market hall and although the scale is single storey, it makes the area feel very closed and compact. This space is considered to be a 'negative'. The space is expected to be secured at night by gates, which is also considered to be negative, and compounds the lack of vitality, and sense of security, at the centre, particularly at night, specially discouraged by policy E3.5.

The design of the building perpetuates the inward looking nature of the Town Centre through bland and inactive frontages on important elevations. As such, this should form part of the reasons for refusal of the application, as it fails to accord with policies EW1, EW14, S1.2, S2.5 and E3.5 of the UDP and policies DP7 and MCR3 of the RSS as well as the objectives of the Town Centre Masterplan, the SRF, PPS1 and PPS6.

Highways, accessibility and car parking

Vehicular access to the site will be taken off Rowlandsway. This will be a dual access for customer and servicing vehicles. The Head of Highway Services has expressed concern about the ability of the access to accommodate the size of the servicing vehicles proposed and the creation of an excessive width to the access in order to accommodate them. This would make the access unsafe for normal vehicles which would approach the access at speed making it completely unsafe.

The internal arrangements/layout of the site, to accommodate the manoeuvring of both the customer and servicing vehicles, is also of a concern and there has been no tracking evidence submitted to suggest otherwise. There is real concern that the vehicle conflicts will also have implications for pedestrian safety.

In light of the above, the Head of Highway Services considers that the layout and the design of the access would be unsafe and there would be undesirable highway conflicts with vehicles and pedestrians.

A total of 77 car parking spaces are indicated on the plans for the development. Whilst there is no objection to the principle of these spaces being created at the site, with the layout being unsafe it would be inappropriate to support the layout in its current format.

Had the application been minded to approve, negotiations would have been required to have taken place with the applicant to discuss the highway/traffic generation implications of the scheme including supporting of public transport initiatives as a result of the development. Mitigation would have been secured in the form of a Section 106 agreement.

On the basis of the above matters, it is recommended that the application be refused on highway grounds as it fails to accord with policies S2.5 and T2.4 of the UDP in terms of designing a layout that is safe for vehicles, servicing and pedestrians.

Landscaping and public realm

Within the Guide to Development in Manchester SPD and the SRF (Policy NC3.1) emphasis is given to creating places and spaces with identity and character. This, the document believes, can be achieved not only through great buildings "*but also the quality of the public realm and improvements to the local environment*".

A hard and soft landscaping/public realm scheme has been proposed with this application. Soft landscaping has been used to identify and emphasise the corner of Rowlandsway and Poundswick Lane.

A mixture of materials for the hard standing has been used which helps identify the parking and pedestrian areas as well as the start of the Birtles.

The landscaping proposals are well conceived in terms of responding to the layout and location of the building at the site and there are no doubts about the quality of the material and planting shown. However, the primary purpose of the landscaping, particularly the trees on the corner, is to screen the surface car park from

Poundswick Lane and Rowlandsway. The landscape treatment in isolation cannot overcome the poor judgement about the siting of the building, away from the corner, to allow the insensitive location of car parking.

The landscaping and public realm scheme chosen for this proposal, whilst is of a high quality, reinforces the opinion that the siting and layout of the site is poor and this scheme is an attempt to overcome those inadequacies.

Environmental considerations

No specific concerns have been raised in respect of environmental health matters. It has been recommended that conditions be imposed in respect of fumes, externally mounted equipment, noise insulation and opening hours. These would have been imposed on the planning consent should the recommendation been to approve the application.

Sustainability considerations

Policy E1.5, contained within the UDP and the principles outlined within the Guide to Development in Manchester SPD, place specific emphasis on ensuring that new development satisfy up-to-date standards in terms of energy efficiency and renewable energy.

The applicants have undertaken a pre-assessment for both the retail and office development aspects of this scheme. The offices achieve a 'very good' rating and the retail 'good'. Whilst the City Council's standard is to achieve very good or excellent, it is considered that this has been difficult to achieve as the retail has not be fit out for occupation.

It is considered that this element of the proposal would have been acceptable had the recommendation been to approve the application.

Designing out crime

The design for security consultants have raised no specific objections to this scheme apart from ensuring that the car park is better defined to prevent desire lines appearing across the car park and that the application achieves secure by design accreditation.

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

Minded to Refuse

The redevelopment of this site has the potential to deliver major regeneration benefits in terms of the improvement of the retail offer and attractiveness of Wythenshawe Town Centre. However, the this proposal fails to maximise the potential of the location of the site on the corner of Poundswick Lane and Rowlandsway, a gateway site into the Town Centre. The resulting siting and layout of the building, and its scale, mass and design, produces a poor quality building that has an inadequate relationship with the street scene and visual amenity of the surrounding area, as envisaged by the masterplan for the Town Centre. The vehicular and servicing access, and internal layout of the site, also compromises highway and pedestrian safety.

Reasons

The proposed development, by reason of its poor siting, layout and prominence of car parking, and inappropriate scale, mass and design, has failed to be informed, and take account of, this prominent gateway corner site into Wythenshawe Town Centre. The resulting effect of the proposal is an inappropriate relationship with the street scene which has a detrimental impact on the visual amenity and successful regeneration of Wythenshawe Town Centre. The proposal is therefore contrary to policies DP7 and MCR3 of the North West of England Plan Regional Spatial Strategy to 2021, policies S1.2, S2.5, E3.5, EW1, EW14 and I3.1 of the Unitary Development Plan for the City of Manchester (1995), the Guide to Development in Manchester SPD (2007), Wythenshawe Strategic Regeneration Framework (SRF) (2004) and Wythenshawe Town Centre Masterplan (2006).

The proposal would compromise highway and pedestrian safety by reason of the creation of a dual access for servicing and customer vehicles, resulting in an unacceptable access width, poor layout and manoeuvrability for customer and servicing vehicles around the site all of which would lead to unacceptable conflicts between pedestrians and vehicles to the detriment of highway safety. The proposal is therefore contrary to policies S2.5 and T2.4 of the Unitary Development Plan for

the City of Manchester (1995) and the Guide to Development in Manchester SPD (2007).

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: 086868/FO/2008/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:

Environment & Operations (Refuse & Sustainability)

GMPT

Chief Executive's Landscape Practice Group

Engineering Services

Corporate Property

Environmental Health

Environment & Operations (Highway Authority)

Wythenshawe Regeneration Team

Greater Manchester Police

Steve Hobson, Crime Reduction Officer

60 Meliden Crescent, Manchester, M22 5ED

343 Brownley Road, Manchester, M22 5FB

341 Brownley Road, Manchester, M22 5FB

339 Brownley Road, Manchester, M22 5FB

87 Meliden Crescent, Manchester, M22 5EE

85 Meliden Crescent, Manchester, M22 5EE

83 Meliden Crescent, Manchester, M22 5EE

200 Brownley Road, Manchester, M22 5EB

3 Crawley Avenue, Manchester, M22 5FA

198 Brownley Road, Manchester, M22 5EB

1 Crawley Avenue, Manchester, M22 5FA

196 Brownley Road, Manchester, M22 5FG

10 Crawley Avenue, Manchester, M22 5FA

8 Crawley Avenue, Manchester, M22 5FA

6 Crawley Avenue, Manchester, M22 5FA

Poundswick Children's Centre, Poundswick Lane, Manchester, M22 9TA

259 Woodfield, Manchester, M22 5TD

257 Woodfield, Manchester, M22 5TD

255 Woodfield, Manchester, M22 5TD

253 Woodfield, Manchester, M22 5TD

251 Woodfield, Manchester, M22 5TD

249 Woodfield, Manchester, M22 5TD

247 Woodfield, Manchester, M22 5TD

245 Woodfield, Manchester, M22 5TD

243 Woodfield, Manchester, M22 5TD

224 Brownley Road, Manchester, M22 5EB

222 Brownley Road, Manchester, M22 5EB

220 Brownley Road, Manchester, M22 5EB
218 Brownley Road, Manchester, M22 5EB
216 Brownley Road, Manchester, M22 5EB
214 Brownley Road, Manchester, M22 5EB
212 Brownley Road, Manchester, M22 5EB
210 Brownley Road, Manchester, M22 5EB
2 Frimley Gardens, Manchester, M22 5TE
263 Woodfield, Manchester, M22 5TD
261 Woodfield, Manchester, M22 5TD
1 Frimley Gardens, Manchester, M22 5TE
3 Frimley Gardens, Manchester, M22 5TE
5 Frimley Gardens, Manchester, M22 5TE
7 Frimley Gardens, Manchester, M22 5TE
9 Frimley Gardens, Manchester, M22 5TE
17 Frimley Gardens, Manchester, M22 5TE
11 Frimley Gardens, Manchester, M22 5TE
15 Frimley Gardens, Manchester, M22 5TE
13 Frimley Gardens, Manchester, M22 5TE
226 Brownley Road, Manchester, M22 5EB
238 Brownley Road, Manchester, M22 5EB
228 Brownley Road, Manchester, M22 5EB
236 Brownley Road, Manchester, M22 5EB
234 Brownley Road, Manchester, M22 5EB
232 Brownley Road, Manchester, M22 5EB
230 Brownley Road, Manchester, M22 5EB
335 Brownley Road, Manchester, M22 5FB
333 Brownley Road, Manchester, M22 5FB
337 Brownley Road, Manchester, M22 5FB
331 Brownley Road, Manchester, M22 5FB
329 Brownley Road, Manchester, M22 5FB
Flat 19, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 67, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 15, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 26, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 30, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 13, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 68, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 62, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 22, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 44, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 82, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 12, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 10, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 35, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 31, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 54, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 18, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 84, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 23, Edwards Court, Rowlandsway, Manchester, M22 5SE

Flat 46, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 79, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 45, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 81, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 77, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 50, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 66, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 38, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 6, Edwards Court, Rowlandsway, Manchester, M22 5SE
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Flat 9, Edwards Court, Rowlandsway, Manchester, M22 5SE
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Flat 73, Edwards Court, Rowlandsway, Manchester, M22 5SF
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Flat 16, Edwards Court, Rowlandsway, Manchester, M22 5SE
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Flat 27, Edwards Court, Rowlandsway, Manchester, M22 5SE
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Flat 36, Edwards Court, Rowlandsway, Manchester, M22 5SE
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Flat 75, Edwards Court, Rowlandsway, Manchester, M22 5SF
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Flat 60, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 2, Edwards Court, Rowlandsway, Manchester, M22 5SE
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Flat 72, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 7, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 74, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 52, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 58, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 37, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 39, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 25, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 5, Edwards Court, Rowlandsway, Manchester, M22 5SE
221 Woodfield, Manchester, M22 5TD
223 Woodfield, Manchester, M22 5TD

225 Woodfield, Manchester, M22 5TD
227 Woodfield, Manchester, M22 5TD
229 Woodfield, Manchester, M22 5TD
241 Woodfield, Manchester, M22 5TD
239 Woodfield, Manchester, M22 5TD
231 Woodfield, Manchester, M22 5TD
237 Woodfield, Manchester, M22 5TD
235 Woodfield, Manchester, M22 5TD
233 Woodfield, Manchester, M22 5TD
16 Crawley Avenue, Manchester, M22 5FA
14 Crawley Avenue, Manchester, M22 5FA
9 Crawley Avenue, Manchester, M22 5FA
11 Crawley Avenue, Manchester, M22 5FA
12 Crawley Avenue, Manchester, M22 5FA
208 Brownley Road, Manchester, M22 5EB
206 Brownley Road, Manchester, M22 5EB
204 Brownley Road, Manchester, M22 5EB
202 Brownley Road, Manchester, M22 5EB
7 Crawley Avenue, Manchester, M22 5FA
5 Crawley Avenue, Manchester, M22 5FA
Flat 42, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 13, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 46, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 54, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 59, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 35, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 60, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 22, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 27, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 14, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 76, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 1, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 12, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 65, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 87, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 85, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 51, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 40, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 34, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 86, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 4, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 14, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 48, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 28, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 1, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 80, Edwards Court, Rowlandsway, Manchester, M22 5SF
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Flat 59, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 17, Edwards Court, Rowlandsway, Manchester, M22 5SE

Flat 57, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 69, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 24, Edwards Court, Rowlandsway, Manchester, M22 5SE
Flat 70, Edwards Court, Rowlandsway, Manchester, M22 5SF
Flat 55, Edwards Court, Rowlandsway, Manchester, M22 5SF
Gala Clubs, Rowlandsway, Manchester, M22 5RG
Wythenshawe Partnership, Alpha House, Rowlandsway, Manchester, M22 5RG
275 Woodfield, Manchester, M22 5TB
273 Woodfield, Manchester, M22 5TB
271 Woodfield, Manchester, M22 5TB
269 Woodfield, Manchester, M22 5TB
267 Woodfield, Manchester, M22 5TB
265 Woodfield, Manchester, M22 5TB
Calrom Ltd, Delta House, Wavell Road, Manchester, M22 5QZ
Renold Plc, Renold House, Styal Road, Manchester, M22 5WL
4 Frimley Gardens, Manchester, M22 5TE
8 Frimley Gardens, Manchester, M22 5TE
6 Frimley Gardens, Manchester, M22 5TE
12 Frimley Gardens, Manchester, M22 5TE
10 Frimley Gardens, Manchester, M22 5TE
Jobcentre Plus, Simon House, Wavell Road, Manchester, M22 5RA
14 Frimley Gardens, Manchester, M22 5TE
16 Frimley Gardens, Manchester, M22 5TE
18 Frimley Gardens, Manchester, M22 5TE
20 Frimley Gardens, Manchester, M22 5TE
Wythenshawe Law Centre, 260 Brownley Road, Manchester, M22 5EB
22 Frimley Gardens, Manchester, M22 5TE
National Probation Service, 258 Brownley Road, Manchester, M22 5EB
24 Frimley Gardens, Manchester, M22 5TE
19 Frimley Gardens, Manchester, M22 5TE
256 Brownley Road, Manchester, M22 5EB
254 Brownley Road, Manchester, M22 5EB
252 Brownley Road, Manchester, M22 5EB
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246 Brownley Road, Manchester, M22 5EB
248 Brownley Road, Manchester, M22 5EB
244 Brownley Road, Manchester, M22 5EB
242 Brownley Road, Manchester, M22 5EB
240 Brownley Road, Manchester, M22 5EB
11 Ryeburn Avenue, Manchester, M22 9SR
21 Musgrave Road, Manchester, M22 9SX
23 Musgrave Road, Manchester, M22 9SX
25 Musgrave Road, Manchester, M22 9SX
22 Cedars Road, Manchester, M22 9SY
24 Cedars Road, Manchester, M22 9SY
3 Longmere Avenue, Manchester, M22 9ST
1 Longmere Avenue, Manchester, M22 9ST
18 Musgrave Road, Manchester, M22 9SS
20 Musgrave Road, Manchester, M22 9SS

27 Musgrave Road, Manchester, M22 9SX
29 Musgrave Road, Manchester, M22 9SX
31 Musgrave Road, Manchester, M22 9SX
33 Musgrave Road, Manchester, M22 9SX
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37 Musgrave Road, Manchester, M22 9SX
39 Musgrave Road, Manchester, M22 9SX
28 Cedars Road, Manchester, M22 9SY
26 Cedars Road, Manchester, M22 9SY
30 Cedars Road, Manchester, M22 9SY
32 Cedars Road, Manchester, M22 9SY
34 Cedars Road, Manchester, M22 9SY
36 Cedars Road, Manchester, M22 9SY
16 Poundswick Lane, Manchester, M22 9TD
14 Poundswick Lane, Manchester, M22 9TD
1 Felton Avenue, Manchester, M22 9PR
182 Broadoak Road, Manchester, M22 9PG
184 Broadoak Road, Manchester, M22 9PG
186 Broadoak Road, Manchester, M22 9PG
188 Broadoak Road, Manchester, M22 9PG
177 Broadoak Road, Manchester, M22 9PP
181 Broadoak Road, Manchester, M22 9PP
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183 Broadoak Road, Manchester, M22 9PP
185 Broadoak Road, Manchester, M22 9PP
187 Broadoak Road, Manchester, M22 9PP
189 Broadoak Road, Manchester, M22 9PP
191 Broadoak Road, Manchester, M22 9PP
24 Musgrave Road, Manchester, M22 9SS
Poundswick Dentists, 18 Poundswick Lane, Manchester, M22 9TD
7 Longmere Avenue, Manchester, M22 9ST
22 Musgrave Road, Manchester, M22 9SS
21 Longmere Avenue, Manchester, M22 9ST
5 Longmere Avenue, Manchester, M22 9ST
23 Longmere Avenue, Manchester, M22 9ST
16 Longmere Avenue, Manchester, M22 9ST
14 Longmere Avenue, Manchester, M22 9ST
12 Longmere Avenue, Manchester, M22 9ST
10 Longmere Avenue, Manchester, M22 9ST
8 Longmere Avenue, Manchester, M22 9ST
4 Longmere Avenue, Manchester, M22 9ST
6 Longmere Avenue, Manchester, M22 9ST
2 Longmere Avenue, Manchester, M22 9ST
16 Musgrave Road, Manchester, M22 9SS
14 Musgrave Road, Manchester, M22 9SS
12 Musgrave Road, Manchester, M22 9SS
Flat 24, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 48, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 25, Birch Tree Court, Rowlandsway, Manchester, M22 5RY

Flat 52, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 66, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 2, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 83, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 71, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 23, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 72, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 80, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 87, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 28, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 64, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 53, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 86, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 19, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 29, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 73, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 5, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 31, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 47, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 6, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 41, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 32, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 30, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 84, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 79, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 85, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 34, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 39, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 78, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 3, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 11, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 17, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 82, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 62, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 58, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 56, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 44, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 67, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 50, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 74, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 57, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
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Flat 4, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 63, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 43, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 36, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 55, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 70, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ

Flat 37, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 26, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 15, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 65, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 77, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 49, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 69, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 81, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 10, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 61, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 33, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 16, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 75, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 7, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 20, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 8, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
59 Cedars Road, Manchester, M22 9SZ
61 Cedars Road, Manchester, M22 9SZ
63 Cedars Road, Manchester, M22 9SZ
12 Poundswick Lane, Manchester, M22 9TA
10 Poundswick Lane, Manchester, M22 9TA
Flat 38, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 68, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 51, Birch Tree Court, Rowlandsway, Manchester, M22 5RZ
Flat 21, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 9, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Flat 18, Birch Tree Court, Rowlandsway, Manchester, M22 5RY
Silver Birch, Poundswick Lane, Manchester, M22 9PQ
4 Askern Avenue, Manchester, M22 9LG
15 Felton Avenue, Manchester, M22 9PR
13 Felton Avenue, Manchester, M22 9PR
17 Felton Avenue, Manchester, M22 9PR
9 Felton Avenue, Manchester, M22 9PR
5 Felton Avenue, Manchester, M22 9PR
7 Felton Avenue, Manchester, M22 9PR
197 Broadoak Road, Manchester, M22 9PP
199 Broadoak Road, Manchester, M22 9PP
205 Broadoak Road, Manchester, M22 9PP
201 Broadoak Road, Manchester, M22 9PP
207 Broadoak Road, Manchester, M22 9PP
203 Broadoak Road, Manchester, M22 9PP
209 Broadoak Road, Manchester, M22 9PP
19 Longmere Avenue, Manchester, M22 9ST
211 Broadoak Road, Manchester, M22 9PP
17 Longmere Avenue, Manchester, M22 9ST
34 Poundswick Lane, Manchester, M22 9SU
32 Poundswick Lane, Manchester, M22 9SU
15 Longmere Avenue, Manchester, M22 9ST
13 Longmere Avenue, Manchester, M22 9ST

30 Poundswick Lane, Manchester, M22 9SU
9 Longmere Avenue, Manchester, M22 9ST
11 Longmere Avenue, Manchester, M22 9ST
28 Poundswick Lane, Manchester, M22 9SU
26 Poundswick Lane, Manchester, M22 9SU
24 Poundswick Lane, Manchester, M22 9SU
22 Poundswick Lane, Manchester, M22 9SU
20 Poundswick Lane, Manchester, M22 9SU
26 Musgrave Road, Manchester, M22 9SS
28 Musgrave Road, Manchester, M22 9SS
32 Musgrave Road, Manchester, M22 9SS
30 Musgrave Road, Manchester, M22 9SS
41 Musgrave Road, Manchester, M22 9SX
43 Musgrave Road, Manchester, M22 9SX
Gresty Nursery School, Ashurst Road, Manchester, M22 5AU
42 Poundswick Lane, Manchester, M22 9PQ
44 Poundswick Lane, Manchester, M22 9PQ
40 Poundswick Lane, Manchester, M22 9PQ
38 Poundswick Lane, Manchester, M22 9PQ
36 Poundswick Lane, Manchester, M22 9PQ
204 Broadoak Road, Manchester, M22 9PG
202 Broadoak Road, Manchester, M22 9PG
200 Broadoak Road, Manchester, M22 9PG
198 Broadoak Road, Manchester, M22 9PG
3 Askern Avenue, Manchester, M22 9LG
1 Askern Avenue, Manchester, M22 9LG
2 Askern Avenue, Manchester, M22 9LG
196 Broadoak Road, Manchester, M22 9PG
194 Broadoak Road, Manchester, M22 9PG
11 Felton Avenue, Manchester, M22 9PR
192 Broadoak Road, Manchester, M22 9PG
195 Broadoak Road, Manchester, M22 9PP
190 Broadoak Road, Manchester, M22 9PG
193 Broadoak Road, Manchester, M22 9PP
Samz Cafe, 26 The Birtles, Manchester, M22 5RF
Specsavers Opticians, 17 The Birtles, Manchester, M22 5SA
The Card Factory, 24 The Birtles, Manchester, M22 5RF
Cash Generator, 22 The Birtles, Manchester, M22 5RF
Card Warehouse, 20 The Birtles, Manchester, M22 5RF
Poundland, 11 The Birtles, Manchester, M22 5RF
18 The Birtles, Manchester, M22 5RF
Ethel Austin Ltd, 9 The Birtles, Manchester, M22 5RF
Done Bros (cash Betting) Ltd, 16 The Birtles, Manchester, M22 5RF
Super Cigs, 14 The Birtles, Manchester, M22 5RF
Greggs, 7 The Birtles, Manchester, M22 5RF
Textiles Direct, The Birtles, 12 The Birtles, Manchester, M22 5RF
Rosebys, 12 The Birtles, Manchester, M22 5RF
Shoefayre Ltd, 5 The Birtles, Manchester, M22 5RF
Oxfam, 10 The Birtles, Manchester, M22 5RE

Age Concern, 10 The Birtles, Manchester, M22 5RF
P D S A, 3 The Birtles, Manchester, M22 5RF
Farmfoods Ltd, 1 The Birtles, Manchester, M22 5RF
All Computers, 4 The Birtles, Manchester, M22 5RE
Wythenshawe Retail Market, Market Place, Manchester, M22 5RD
Ancills Jewellery, Indoor Market Hall, Market Place, Manchester, M22 5RD
Singletons, Indoor Market Hall, Market Place, Manchester, M22 5RD
Fresh Fish, Indoor Market Hall, Market Place, Manchester, M22 5RD
The Corner Deli, Indoor Market Hall, Market Place, Manchester, M22 5RD
Tittertons, Indoor Market Hall, Market Place, Manchester, M22 5RD
Poundstall, Indoor Market Hall, Market Place, Manchester, M22 5RD
Marlans Cooked Meats, Indoor Market Hall, Market Place, Manchester, M22 5RD
John D Hardware, Indoor Market Hall, Market Place, Manchester, M22 5RD
Children Families & Social Care, 8 The Birtles, Manchester, M22 5RE
E & M Whelan, Indoor Market Hall, Market Place, Manchester, M22 5RD
Burning Desires, Indoor Market Hall, Market Place, Manchester, M22 5RD
Civic Veg Store, Indoor Market Hall, Market Place, Manchester, M22 5RD
K F Meats, Indoor Market Hall, Market Place, Manchester, M22 5RD
Royles Meats, Indoor Market Hall, Market Place, Manchester, M22 5RD
Direct Fish, Indoor Market Hall, Market Place, Manchester, M22 5RD
Lawrence Lace, Indoor Market Hall, Market Place, Manchester, M22 5RD
Wythenshawe Indoor Market, Market Place, Manchester, M22 5RD
Wiltshire Meats, Indoor Market Hall, Market Place, Manchester, M22 5RD
Homefair Blinds North West Ltd, 6 The Birtles, Manchester, M22 5RE
Beach Bodies, 2 The Birtles, Manchester, M22 5RE
Choices Video, 14a, Rowlandsway, Manchester, M22 5RG
Mcdonalds Restaurants Ltd, Rowlandsway, Manchester, M22 5RG
Greater Manchester Transport, Wythenshawe Bus Station, Rowlandsway,
Manchester, M22 5RG
Tsb, Centron House, Wavell Road, Manchester, M22 5QZ
Connexions, The Focus, Rowlandsway, Manchester, M22 5BQ
The Forum Centre, Forum Square, Manchester, M22 5RX
Flat 6, Hale Top House 6a, Hale Top, Manchester, M22 5RP
Flat 8, Hale Top House 6a, Hale Top, Manchester, M22 5RP
Flat 4, Hale Top House 6a, Hale Top, Manchester, M22 5RP
Flat 7, Hale Top House 6a, Hale Top, Manchester, M22 5RP
United Norwest Co-operatives Ltd, Co-operative House, The Birtles, Manchester,
M22 5UN
Specsavers, 17 The Birtles, Manchester, M22 5RF
Ymca, Alderman Downward House, The Birtles, Manchester, M22 5RF
Wythenshawe Regeneration Team, Alderman Downward House, The Birtles,
Manchester, M22 5RF
Tony Walsh Associates Ltd, Alderman Downward House, The Birtles, Manchester,
M22 5RF
Paul Goggins MP, Alderman Downward House, The Birtles, Manchester, M22 5RF
Asda Stores Ltd, Alderman Downward House, The Birtles, Manchester, M22 5RF
Incert Ltd, Alderman Downward House, The Birtles, Manchester, M22 5RF
Iceland Foods Plc, 34 The Birtles, Manchester, M22 5RF

Wolstenholmes Solicitors, Alderman Downward House, The Birtles, Manchester, M22 5RF
Standguide, Alderman Downward House, The Birtles, Manchester, M22 5RF
New Start Trust, Alderman Downward House, The Birtles, Manchester, M22 5RF
Dental Surgery, Alderman Downward House, The Birtles, Manchester, M22 5RF
Manchester Drug Service South, Alderman Downward House, The Birtles, Manchester, M22 5RF
Everything A Pound, 32 The Birtles, Manchester, M22 5RF
Select, 30 The Birtles, Manchester, M22 5RF
Supadeals, 28 The Birtles, Manchester, M22 5RF
Fast Tan, 14 Rowlandsway, Manchester, M22 5RG
The Spice Mahal Restaurant, Rowlandsway, Manchester, M22 5RG
K F C, Rowlandsway, Manchester, M22 5RG
Civic Centre Service Station, Rowlandsway, Manchester, M22 5RG
Shell Uk Oil Products Ltd, Rowlandsway House, Rowlandsway, Manchester, M22 5SB
Post Office, 1 Swan Walk, Manchester, M22 5HZ
B & M Retail, 3 Swan Walk, Manchester, M22 5HZ
Kut Price Wallpaper & Paints, 5 Swan Walk, Manchester, M22 5HZ
Hi-q Tyres, Simonsway, Manchester, M22 5HG
Asda Stores Ltd, Swan Walk, Manchester, M22 5HZ
Poundstretchers Ltd, 19 Hale Top, Manchester, M22 5RN
Carminder, Rowlandsway, Manchester, M22 5RG
Co-operative Funeral Services, 17 Hale Top, Manchester, M22 5RN
Albemarle & Bond Pawnbrokers Ltd, 1 Hale Top, Manchester, M22 5RN
Walkers Key Cutting & Shoe Repairs, 3 Hale Top, Manchester, M22 5RN
Kal Sports Ltd, 5 Hale Top, Manchester, M22 5RN
Jennings Opticians, 7 Hale Top, Manchester, M22 5RN
Wilshers, 9 Hale Top, Manchester, M22 5RN
Fone Hive, 11 Hale Top, Manchester, M22 5RN
Tote Bookmakers, 15 Hale Top, Manchester, M22 5RN
Home Bargains, 2 Hale Top, Manchester, M22 5RN
Wythenshawe F M, Alderman Gatley House, Hale Top, Manchester, M22 5RQ
Wythenshawe Credit Union, Alderman Gatley House, Hale Top, Manchester, M22 5RQ
Redman Heenan Properties Ltd, Alderman Gatley House, Hale Top, Manchester, M22 5RQ
Thomsons, 16 Hale Top, Manchester, M22 5RN
Donovans Fashion & Footwear, 4 Hale Top, Manchester, M22 5RN
Shipleys Gaming Centre, 6 Hale Top, Manchester, M22 5RN
Brighthouse, 8 Hale Top, Manchester, M22 5RN
Lloyds Pharmacy, 10 Hale Top, Manchester, M22 5RN
Hampsons, 6 Hale Top, Manchester, M22 5RN
Tranthers Solicitors, Alderman Gatley House, Hale Top, Manchester, M22 5RW
Labels For Less, 14 Hale Top, Manchester, M22 5RN
Peacocks Stores Ltd, 36 The Birtles, Manchester, M22 5RF
2 Swan Walk, Manchester, M22 5HZ
Boots The Chemists Ltd, 25 Hale Top, Manchester, M22 5RN
Argos Ltd, 23 Hale Top, Manchester, M22 5RN

Warmsleys, 21 Hale Top, Manchester, M22 5RN
Halifax Plc, Unit A, Hale Top, Manchester, M22 5RB
Balls Shoes, 21 The Birtles, Manchester, M22 5RF
Bon Marche, 23 The Birtles, Manchester, M22 5RF
Stockmarket, 21 The Birtles, Manchester, M22 5RF
Lloyds Tsb Bank Plc, Hale Top, Manchester, M22 5TS
Bewise Ltd, 25 The Birtles, Manchester, M22 5RF
Superdrug Stores Plc, 19 The Birtles, Manchester, M22 5RF
Utopia Clothes, Hale Top, Manchester, M22 5SD
Ymca, Hale Top House, Hale Top, Manchester, M22 5SD
Flat 9, Hale Top House 6a, Hale Top, Manchester, M22 5RP
Flat 10, Hale Top House 6a, Hale Top, Manchester, M22 5RP
Flat 2, Hale Top House 6a, Hale Top, Manchester, M22 5RP
Manchester City Council, Education Welfare Service, Hale Top House, Hale Top,
Manchester, M22 5SD
Flat 5, Hale Top House 6a, Hale Top, Manchester, M22 5RP
Flat 3, Hale Top House 6a, Hale Top, Manchester, M22 5RP
Flat 1, Hale Top House 6a, Hale Top, Manchester, M22 5RP

Representations were received from the following third parties:

None received

Relevant Contact Officer : Jennifer Atkinson
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Email : j.atkinson@manchester.gov.uk