

Application Number	Date of Appln	Committee Date	Ward
088673/FO/2008/N1	22nd Dec 2008	12th Mar 2009	Higher Blackley Ward

**Proposal** Erection of three storey building to form 40 no. two bedroom extra care apartments for the elderly with associated care facilities, car parking, landscaping and boundary treatments, and associated community facilities

**Location** Vacant Site Between 60 Bank House Road And Camberwell Park School, Higher Blackley, Manchester, M9 8LT,

**Applicant** Great Places Housing Group , Mrs Karen Fenton, Southern Gate, 729 Princess Road, Manchester, M20 2LT

**Agent** Pozzoni LLP, Woodville House, 2 Woodville Road, Altrincham, Cheshire, WA14 2FH

### Description

This application relates to fairly flat site that is well maintained with a number of mature trees. It has dimensions of 60m X 68m. The site was previously occupied by Fairholme Residential care home that has since been demolished.

Camberwell Park Community Special School is situated immediately to the east of the site and is at a lower level. There are semi detached houses and a public footpath to the west that connects to a large area of open space to the rear of the site. There are semi detached houses on the opposite side of Bank House Road.

The proposal involves the erection of an "L" shaped building extending across most of the frontage on Bank House Road and extending to the rear of the site. It will be mostly a three storey building with a two storey element on the Bank House Road frontage next to the access road to the sixteen space car park and a smaller two storey element at the western end. The proposal is to form 40 two bedroom flats for people aged over 55 . Each flat will have a double bedroom and a single bedroom, a combined living room/kitchen and shower room and are designed specifically for wheelchair users with turning circles shown in the principal rooms. A communal area is to be provided on the ground floor next to the entrance that will be part single storey with a large glazed element facing Bank House Road. It will include a multi-purpose room , small kitchen and an IT area, a well being room with bed, laundry, hair studio, office/ reception and two disabled toilets and assisted bathroom. It is envisaged that the communal facilities will also be made available to people living in the surrounding area with the scheme creating a " community hub". It will be a brick built building and part render.

The "Extra Care" scheme uses the traditional sheltered housing model to enhance it by incorporating an on-site care team and includes a bedroom for a member of staff on the second floor . The care provision in an extra care scheme is designed to be flexible , therefore a person may enter the scheme with low or no care needs but may require more care services in the future. It is

the aim of extra care to offer a "home for life" meaning that older people do not have to move due to their care needs increasing.

The City Council has an interest in this site as a land owner. Members are reminded that in considering this matter, they are discharging their responsibility as Local Planning Authority and must disregard the City Council ownership interest.

### **Consultations**

Local Residents No objections

Chief Executive's Landscape Practice Group - There are several trees on the site, most of which will need to be removed in order to accommodate the development. The group of Willows in the centre of the site are attractive and have some amenity value. It would have been preferable to retain at least one of these as part of the new development. A plan is required which shows the existing trees to be retained/felled on the same plan as the new development proposals which will demonstrate whether it is possible to retain any of the existing.

It is unclear from the tree survey and protection drawing which areas are to be protected.

Any trees which are to be retained should be protected in accordance with BS 5837:2005 Trees in relation to construction An Arboricultural Method Statement and Tree Protection Plan and details of protective barriers are required.

There is insufficient information about the soft landscape scheme additional information is required including a five year management and maintenance plan for soft landscape. Details of residents gardens are required

Environment & Operations (Trees) - There are 16 trees highlighted on the plan provided and has no objections to the works provided the trees are replaced on a one for one basis. . Suitable replacement trees for this area are prunus serrula, acer campestter, betula papyifera and sorbus aria.

Environmental Health - has recommended that conditions to be attached including an external building lighting scheme to be submitted, details of fume and odour discharge , external lighting scheme should be designed to control glare and overspill onto nearby residential properties, details for storage of refuse , and no deliveries to take place outside the following hours 7.30 am to 8.00pm Monday to Saturdays with no deliveries on Sunday/ Bank Holidays  
Contaminated Land Section - has recommended that a Preliminary Risk Assessment report is submitted to evaluate all potential sources and impacts of any ground contamination , ground water contamination and or ground gas that are relevant to the site.

Special Needs & Supported Housing - the application is supported and Manchester City Council has been greatly involved in the development of this scheme and has supported Great Places Housing Association to obtain funds from the Housing Corporation to finance the building.

North Manchester Regeneration Team - have no objection to the proposal and welcome the regeneration of the site.

Greater Manchester Police - The proposal appears to address the issues highlighted in the Crime Impact Statement that has been submitted. Due to the location and proposed use it is recommended that the standard Secure By Design condition is attached to any approval.

### **Issues**

Unitary Development Plan - No specific reference is made about the site.

As the site is situated within Blackley, Area policy BM1 applies. Policy BM1 states,

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

- a. protect and improve the quality of the formal and informal open space;
- b. retain the primarily residential character of the area;
- c. improve the housing stock and housing environment;
- d. provide adequate and accessible shopping and other community facilities for all members of the community, particularly those with special needs;
- e. increase accessibility to employment opportunities and shopping centres located outside the area;
- f. maximise the benefits to the area of the proposed Manchester Outer Ring Road (M66), but in a way which is not damaging to the quality of life of established communities.

Other relevant policies in this case specifically relate to housing, the environment and transport, as follows.

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

Policy H1.2 states that the City Council will ensure that the housing stock contains a wide range of housing types to meet the needs of people who want to live in Manchester. The above should include accommodation designed for disabled people. The City Council also encourages environmental improvements to make residential areas safer and more attractive through Policy H2.1.

Policy H2.2 states that the Council will not allow development, which will have an unacceptable impact on residential areas. The matters that the Council will consider will include the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution. Finally, H2.7 outlines how new housing schemes will be expected to be of a high standard of design and to make a positive contribution towards

improving the City's environment. Areas of incidental space should not be formed unless arrangements are made for their proper and enduring maintenance.

Policy E3.5 states the Council will promote measures which will lead to a safer environment for all people living in and using the City. These measures will include :-

ensuring that 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;  
that community facilities are located where they are safe to get to;  
providing safe places for children to play;  
improving road safety.

Policy T2.4 states that the City Council will expect developments to make adequate provision for their car parking requirements. In deciding whether the level of car parking associated with any development is acceptable, the Council will have regard to the environmental capacity of the site both in terms of the physical appearance of the car parking and its effect on neighbouring activities and also the ability of the local road network to accommodate the traffic generated by the proposed development.

Policy T2.6 explains how the Council expects an adequate car parking provision to be made for disabled people, and T3.1 states that the Council will ensure that the particular needs of both pedestrians and cyclists are catered for in new development schemes.

DC2a.1 Planning permission will be refused when it cannot be demonstrated that development proposals will contribute to the achievement of the following objectives for the City's local communities:

- (i) to ensure a more even spread of "special needs" accommodation within local areas and across the City as a whole, in order to encourage provision closer to where needs arise and avoid the need for people to move from their local community to find the accommodation they require;
- (ii) to ensure the protection of the residential character and amenity of family housing within established communities;
- (iii) to avoid the unnecessary loss of the bigger dwelling houses available for larger and extended families;
- (iv) to help local communities accommodate a range of special needs without the risk of social stress;
- (v) to avoid stigmatising a particular neighbourhood or a particular type of accommodation;
- (vi) to create and retain a positive perception of all areas of the City as a contribution towards the goal of maintaining stable and self-sustaining communities;

- (vii) to attempt to sustain the vitality and viability of local economies, by encouraging a wide diversity of social groups to live within all parts of the City;
- (viii) to avoid creating disproportionate stress on local services, such as health and education; and
- (ix) to avoid additional pressure on primary and secondary health care provision in parts of the City where there are already identified concerns about adequacy of services.

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance provides a framework for all development in the City. This document offers design advice and sets out the City Council's aspirations and vision for future development and contains core principles to guide developers to produce high quality and inclusive design. The principles that development should seek to achieve, include, character and context, continuity, and enclosure, ease of movement, quality of the public realm, diversity, legibility and adaptability.

National Planning Policy Guidance - Planning Policy Statement 1 (PPS1): Delivering Sustainable Development, advises that planning should facilitate and promote sustainable and inclusive patterns of urban development by making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life, contributing to sustainable economic development, protecting and enhancing the natural and historic environment, ensuring high quality development through good and inclusive design and efficient use of resources, and ensuring development supports existing communities and contributes to the creation of safe, sustainable, liveable mixed communities with good access to jobs and key services for all members of the community.

Planning Policy Statement 3 (PPS3): Housing, advises, in deciding Planning Applications, local planning authorities should have regard to achieving high quality housing, ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular families and older people, the suitability of a site for housing including its environmental sustainability, and using land effectively and efficiently, and ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in an area.

North West of England Regional Spatial Strategy for 2021

Policies DP1 Spatial Principles, DP2 Promote Sustainable Communities. DP3 Promote Sustainable Economic Development, DP4 Make the Best Use of Existing Resources and Infrastructure, DP5 Manage Travel Demand , Reduce the need to travel and increase accessibility. DP7 Promote Environmental Quality are all relevant .

Principle - The principle of the scheme is considered to be acceptable. The scheme is for a brownfield site, previously occupied by a care home, located within a residential area . Development of the site will aid regeneration and

bring about visual improvements and is in line with national/ regional and local policies. The proposal is located in Higher Blackley which is a category D area where special needs applications are most likely to receive support. The Special Needs Housing Group have confirmed that they support the proposal and have been involved with the scheme and assisted the applicant to obtain funds from the Housing Corporation to finance the building. Higher Blackley has the highest percentage of older people in the north of the city but has a low proportion of care services.

**Means of Access/Parking Provision** It is intended to use the previous vehicular access to the site and an electronic gate that is set back from the footpath to make the car park secure. It is considered that sixteen parking spaces will be sufficient to meet the needs of the development given that it is aimed at the elderly. There is an existing bus stop to the front of the building.

**Design/ Appearance.** The design of the building is fairly simple and traditional and will be in keeping with the surrounding area. It will be part brick and render to provide interest and the cream render will help reduce the visual impact. A mansard roof has been incorporated to help reduce the massing of the building. The building has a small set back on Bank House Road and the glazed multi-purpose room will overlook and provide surveillance to the street.

**Access for Disabled People** No issues of concern are raised in relation to DFA2 all properties are fully accessible. Plans are awaited to show four disabled parking spaces to be demarcated in the car park.

**Secure by Design** The Greater Manchester Police do not see any problems with the development a condition to achieve Secure by Design accreditation is therefore recommended.

**Sustainability** The applicant has confirmed in writing that the development will comply with the Sustainable Homes three star rating and a condition to cover this will be attached.

**Residential Amenity/ Privacy Overlooking.** It is considered that the proposal will not result in any residential amenity problems. There is a distance of 17m between the three storey element of the development and no 60 Bank House Road, however, habitable room windows are not directly overlooking and this meets the Council's guidelines on privacy. Additional trees are to be planted along the western boundary and will help to act as a screen.

**Boundary Treatment** The boundary treatment comprises low brick wall with railings above along the Bank House Road frontage with a short return on the west elevation. Revised drawings have been received to show the vehicular access gate will match the steel railings on this frontage. A 2.1 m high steel "Diamex" railings will be erected along the west and north/rear elevation. There will be short section of brick wall will be erected on the east elevation to provide a screen to the bin storage area and the existing school green painted palisade fencing will be retained along this elevation.

**Trees.** A tree survey has been carried out of the 22 existing trees on the site. Many are defective with limited useful life and are of low amenity value. Clarification is awaited about those to be removed and if any can be retained.

The landscape plan shows that 23 new trees are to be planted. This matter will be reported further to Committee.

Landscaping. Further plans are awaited on the landscaping proposals. The current scheme shows new trees and shrub planting around the perimeter of the site. A residents garden is also to be formed but the details are to be confirmed. A good quality landscaping will be important to the success of this scheme and a condition requiring the details to be submitted for approval is recommended.

Conclusion. This proposal involves the development of a brownfield site which will be brought back into an active use. It is an "extra care scheme" aimed at the elderly that meets City Council policies and will be in keeping with the surrounding area.

**Human Rights Act 1998 considerations** – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Unitary Development Plan, the Head of Planning has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. He believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

### **Recommendation APPROVE**

APPROVE on the basis that the proposal accords with the development plan in particular policies H1.2, H2.2 and H2.7 of the City Council's Unitary Development Plan and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance and there are no material considerations of sufficient weight to indicate otherwise.

### **Conditions and/or Reasons**

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

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

2) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.

3) 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: 2649/102, 105, and, 401,402 stamped as received on 19 December 2008

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

4) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least three star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.

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

5) No development shall commence until details of the measures to be incorporated into the development ( or phase thereof ) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

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

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

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

7) No loading or unloading shall be carried out on the site outside the hours of 7.30 AM TO 8.00PM Mondays to Saturdays daily.

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

8) The development hereby approved shall include a building lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn, or as may be otherwise agreed in writing by the City Council as local planning authority. Full details of such a scheme shall be submitted to and approved in writing by the local planning authority before the development commences. The approved scheme shall be implemented in full before the development is first occupied unless otherwise agreed in writing by the local planning authority and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of government guidance in Planning Policy Statement 1 and Policies H2.2, E3.3 and E3.5 of the Unitary Development Plan for the City of Manchester.

9) No development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interest of amenity pursuant to policy H2.2 of UDP

10) 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.

11) No development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same

place, unless otherwise agreed in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policy H2.2 of the Unitary Development Plan for the City of Manchester.

12) 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 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

088673/FO/2008/N1. 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 088673/FO/2008/N1. Pursuant to H2.2 of the Unitary Development Plan for the City of Manchester.

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

Reason

To safeguard the amenities of the occupiers of nearby properties.

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

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

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

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

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

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

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

**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: 088673/FO/2008/N1 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

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

Chief Executive's Landscape Practice Group  
Environment & Operations (Trees)  
Environmental Health  
Contaminated Land Section  
Director Of Housing  
Environment & Operations (Trees)  
Environment & Operations (Refuse & Sustainability)  
Special Needs & Supported Housing  
North Manchester Regeneration Team  
Manchester Leisure  
Greater Manchester Police  
Chief Executive's Landscape Practice Group  
Engineering Services  
71 Bank House Road, Manchester, M9 8LY  
75 Bank House Road, Manchester, M9 8LY  
69 Bank House Road, Manchester, M9 8LY  
73 Bank House Road, Manchester, M9 8LY  
78 Bank House Road, Manchester, M9 8LT  
76 Bank House Road, Manchester, M9 8LT  
2 Carley Grove, Manchester, M9 8LD  
74 Bank House Road, Manchester, M9 8LT  
72 Bank House Road, Manchester, M9 8LT  
8 Carley Grove, Manchester, M9 8LD  
9 Carley Grove, Manchester, M9 8LD  
10 Carley Grove, Manchester, M9 8LD  
198 Chapel Lane, Manchester, M9 8LZ  
182 Chapel Lane, Manchester, M9 8LZ  
196 Chapel Lane, Manchester, M9 8LZ  
39 Bank House Road, Manchester, M9 8LY  
37 Bank House Road, Manchester, M9 8LY  
35 Bank House Road, Manchester, M9 8LY  
33 Bank House Road, Manchester, M9 8LY  
31 Bank House Road, Manchester, M9 8LY  
29 Bank House Road, Manchester, M9 8LY  
12 Castlemere Road, Manchester, M9 8LE  
14 Castlemere Road, Manchester, M9 8LE

16 Castlemere Road, Manchester, M9 8LE  
55 Bank House Road, Manchester, M9 8LY  
53 Bank House Road, Manchester, M9 8LY  
45 Bank House Road, Manchester, M9 8LY  
47 Bank House Road, Manchester, M9 8LY  
51 Bank House Road, Manchester, M9 8LY  
49 Bank House Road, Manchester, M9 8LY  
Camberwell Park School, Bank House Road, Manchester, M9 8LT  
North Manchester Primary Care Trust, Camberwell Park Medical Unit, Bank  
House Road, Manchester, M9 8LT  
200 Chapel Lane, Manchester, M9 8LZ  
184 Chapel Lane, Manchester, M9 8LZ  
202 Chapel Lane, Manchester, M9 8LZ  
186 Chapel Lane, Manchester, M9 8LZ  
188 Chapel Lane, Manchester, M9 8LZ  
204 Chapel Lane, Manchester, M9 8LZ  
206 Chapel Lane, Manchester, M9 8LZ  
190 Chapel Lane, Manchester, M9 8LZ  
192 Chapel Lane, Manchester, M9 8LZ  
208 Chapel Lane, Manchester, M9 8LZ  
210 Chapel Lane, Manchester, M9 8LZ  
212 Chapel Lane, Manchester, M9 8LZ  
194 Chapel Lane, Manchester, M9 8LZ  
214 Chapel Lane, Manchester, M9 8LZ  
216 Chapel Lane, Manchester, M9 8LZ  
2 Castlemere Road, Manchester, M9 8LE  
4 Castlemere Road, Manchester, M9 8LE  
41 Bank House Road, Manchester, M9 8LY  
6 Castlemere Road, Manchester, M9 8LE  
8 Castlemere Road, Manchester, M9 8LE  
43 Bank House Road, Manchester, M9 8LY  
4 Carley Grove, Manchester, M9 8LD  
14 Wroxham Road, Manchester, M9 8WA  
70 Bank House Road, Manchester, M9 8LT  
68 Bank House Road, Manchester, M9 8LT  
16 Wroxham Road, Manchester, M9 8WA  
6 Carley Grove, Manchester, M9 8LD  
61 Bank House Road, Manchester, M9 8LY  
66 Bank House Road, Manchester, M9 8LT  
5 Castlemere Road, Manchester, M9 8LE  
64 Bank House Road, Manchester, M9 8LT  
7 Castlemere Road, Manchester, M9 8LE  
62 Bank House Road, Manchester, M9 8LT  
9 Castlemere Road, Manchester, M9 8LE  
60 Bank House Road, Manchester, M9 8LT  
11 Castlemere Road, Manchester, M9 8LE  
13 Castlemere Road, Manchester, M9 8LE  
59 Bank House Road, Manchester, M9 8LY  
15 Castlemere Road, Manchester, M9 8LE  
57 Bank House Road, Manchester, M9 8LY  
10 Castlemere Road, Manchester, M9 8LE  
Manchester Care Ltd, Fairholme Residential Care Home, Bank House Road,  
Manchester, M9 8LT

220 Chapel Lane, Manchester, M9 8LZ  
1 Castlemere Road, Manchester, M9 8LE  
218 Chapel Lane, Manchester, M9 8LZ  
3 Castlemere Road, Manchester, M9 8LE  
222 Chapel Lane, Manchester, M9 8LZ  
2 Wroxham Road, Manchester, M9 8WA  
4 Wroxham Road, Manchester, M9 8WA  
6 Wroxham Road, Manchester, M9 8WA  
1 Wroxham Road, Manchester, M9 8WA  
8 Wroxham Road, Manchester, M9 8WA  
3 Wroxham Road, Manchester, M9 8WA  
10 Wroxham Road, Manchester, M9 8WA  
5 Wroxham Road, Manchester, M9 8WA  
12 Wroxham Road, Manchester, M9 8WA  
7 Wroxham Road, Manchester, M9 8WA  
9 Wroxham Road, Manchester, M9 8WA  
11 Wroxham Road, Manchester, M9 8WA  
13 Wroxham Road, Manchester, M9 8WA  
63 Bank House Road, Manchester, M9 8LY  
65 Bank House Road, Manchester, M9 8LY  
67 Bank House Road, Manchester, M9 8LY

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

Chief Executive's Landscape Practice Group  
Environment & Operations (Trees)  
Environmental Health  
Contaminated Land Section  
Special Needs & Supported Housing  
North Manchester Regeneration Team  
Greater Manchester Police

**Relevant Contact Officer :** David Hughes  
**Telephone number :** 0161 234 4636  
**Email :** d.hughes3@manchester.gov.uk