

Application Number	Date of Appln	Committee Date	Ward
090128/JO/2009/N1	20th May 2009	20th Aug 2009	Higher Blackley Ward

Proposal Erection of a superstore 66,850 sq ft, a D.I.Y. store 35,000sq ft, garden centre 10,000 sq ft, and retail units of 3,150 sqft, petrol filling station, car park for 805 cars, and other works as granted under Planning Permission 29665, with variation of Condition 5 of Planning Approval 29665, to allow activity/deliveries in the service yard from 08:00 to 16:00 on Sundays, and from 07:00 to 16:00 on Bank Holidays. (Monday to Saturday activity/deliveries in the service yard to remain from 07:00 to 20:00).

Location Sainsburys, Heaton Park Road, Blackley, Manchester, M9 0QS,

Applicant Sainsburys Supermarkets Ltd, C/o Agent

Agent Mrs Sarah Jones, Turley Associates, The Chancery, 58 Spring Gardens, Manchester, M2 1EW

Description

This Application is concerned with Sainsbury's Supermarket, Heaton Park Road, Blackley. Consideration of this Application, to vary the hours permitted for activity/deliveries in the service yard, was deferred at the July Planning and Highways meeting, as a late representation was received on behalf of the Applicant, which raised issues needing further consideration, and the Applicant also requested deferral.

Sainsbury's are currently permitted, by condition of Planning Approval 29665, granted on 20 April 1988 to have activity and deliveries within the service yard between 07:00 and 20:00 Monday to Saturday, and at no time on Sundays and Bank Holidays. The store opening hours are 08:00 to 22:00 Monday to Friday, 07:30 to 22:00 on Saturdays, and 10:00 to 16:00 on Sundays and Bank Holidays.

The application before the July committee was for the variation of Condition 5 of Planning Approval 29665 to permit activity/deliveries in the service yard from 05:00 on Mondays, through to 23:00 on Saturdays (24 hours Monday to Friday), and 07:00 to 16:00 on Sundays and Bank Holidays.

The application has since changed, following discussions. Planning Permission is now sought for the variation of Condition 5 of Planning Approval 29665, to allow activity/deliveries in the service yard from 08:00 to 16:00 on Sundays, and from 07:00 to 16:00 on Bank Holidays. (Monday to Saturday activity/deliveries in the service yard to remain 07:00 to 20:00).

Temporary permissions, subject to management controls, were granted to allow activity and deliveries on Sundays and Bank Holidays between 09:00 and 14:00 in 2002 and 2003 (062464&067540). The 2003 permission expired in 2004. An application was withdrawn in 2007 to permanently vary the permitted servicing and delivery hours on Sundays and Bank Holidays.

Despite not being permitted to, Sainsbury's confirm they have received deliveries on Sundays and Bank Holidays, and reportedly outside of the permitted hours Monday to Saturday. Complaints have historically been received by the City Council from local residents in relation to Sainsbury's delivery activities.

Sainsbury's is built upon the site of a former dye mill. A dense residential area, established before Sainsbury's, surrounds the site to the south and east. The River Irk and M60 lie to the north and west. The service road and service yard is surrounded by residential properties, situated in close proximity. The road and yard serve businesses other than Sainsbury's.

Regarding deliveries on Sundays and Bank Holidays, Sainsbury's report that these are to enable the store to effectively operate, and achieve necessary stocking levels to meet customer expectations for the availability of goods on these days, which are now accepted as normal trading days.

Sainsbury's have sought to control the delivery regime to seek to prevent deliveries being received outside of 09:00 to 14:00 on Sundays and Bank Holidays, or more than one vehicle being present at a time. This has reportedly not always been possible, partly as a result of the limited time frame for the necessary number of deliveries.

This application seeks to regularise the situation, and to extend the permitted delivery hours, following a full review of the delivery regime required by the store. Sainsbury's believe the proposed hours will meet store operational requirements, reduce congestion caused by simultaneous deliveries, and ensure certainty to the local authority and local residents regarding delivery times. A noise assessment has been carried out, and associated management and physical mitigation measures proposed.

Sainsbury's have regard to the following in making this application:

1. Customer expectations for range and freshness.
2. Deliveries to the designated service yard.
3. Achievement of more deliveries via pallets rather than roll cages, which has noise benefits.
4. Minimise the potential for cages/crates to be in aisles when store opens.
5. Depot delivery regimes and the ability to achieve narrower/defined delivery slots.

It is envisaged that 4-6 HGV deliveries are required on Sundays/Bank Holidays. The time taken to unload a HGV, and load empty cages is approximately one hour.

Sainsbury's seek deliveries from 08:00 to 16:00 on Sundays, and from 07:00 to 16:00 on Bank Holidays, as they particularly require perishable/fresh goods to be available on the shelves prior to the store opening. The noise assessment concludes that deliveries would not exceed ambient noise levels at the closest residential properties, and that maximum noise events, whilst audible, are comparable with the ambient noise climate, such that deliveries would not result in noise nuisance.

The noise assessment, with management and physical mitigation in place, concludes that proposed deliveries will not result in noise nuisance or undue harm to residential amenity.

Proposed Delivery management practices comprise:

1. Not more than one HGV to unload/load at one time.
2. Vehicle engines and refrigeration units to be turned off (where possible) during loading and unloading.
3. Slow manoeuvring and reversing, and avoiding over revving engines.
4. Turn off cab radios.
5. Avoid shouting and unnecessary noise/activity between 07:00 to 09:00 Sundays and Bank Holidays.

Physical mitigation measures comprise:

1. Line the underside of the safety/access flap of the unloading bay scissor lifts with a resilient material to minimise noise when the flap places down on a HGV.
2. The erection of reflective absorptive acoustic timber fence to screen the unloading bays and minimise break out if noise from delivery activities.

Consultations

Local Residents - 7 representations have been received from local residents objecting to the original proposal. Representations are reported as follows:

1. The area is a residential neighbourhood, not an industrial estate or business park.
2. It is not necessary or appropriate to allow 24 hour deliveries/activities in a residential area.
3. Sainsbury's chose to build in a residential area. They have to accept there are restrictions to operating in a residential area. One restriction should be that residents should not be disturbed at all hours to accommodate the business.
4. Sainsbury's regularly break the existing conditions by operating outside the permitted hours from 20:00 onwards through the week. They also pay no heed to the restriction on work on Sundays and Bank Holidays.
5. Local residents already suffer unwarranted disturbance due to noise from the service yard. Engines are left running and reversing beepers sound.
6. I value my sleep. I dread being woken during the night.
7. It is reasonable to expect relative quiet during the night.
8. Living at Westway in the 1990s, the noise used to wake me up instantly. Nothing has changed in 10 years. This application will only cause more disruption to the neighbourhood.
9. Since the building of this supermarket our quality of life has been dramatically affected. The biggest impact has been the constant disruption to our sleep patterns.
10. At present Sainsbury's have 83 hours for deliveries each week. A large company such as Sainsbury's, with its experienced logistics management, should be able to schedule deliveries into this time.
11. Deliveries do not constantly occur throughout the day. There is sufficient time for deliveries.

12. We have lived here since 1966 and have considered moving as a direct consequence.

13. I have to sleep with the window open, due to a health condition. My sleep is disturbed by delivery vehicles to the main car park from 23:00 through the night. Vehicles park up on the exit side of the access road and turn the engines up full. I can hear this above the noise of my radio.

Any representations received relating to the amended scheme will be reported to Planning and Highways Committee.

Environmental Health - With reference only to an extension of activity/delivery hours on Sundays and Bank Holidays from 07:00/ 08:00 to 16:00, the supplementary information provided by ENS has been clear and thorough. As stated within the correspondence, we would agree that there does not appear to be a technical acoustic reason to prevent an extension of the delivery/ activity hours in line with those stated above.

This is, however, dependant on the mitigation measures and management controls proposed (as set out below) being applied:

- Vehicle engines and refrigeration motors to be switched off during loading and unloading.
- No music to be played within the service yard and drivers to turn off radios upon entering the yard.
- Only one HGV may access the service yard at any one time.
- Other than the one in use, all unloading bay doors to remain closed.
- The underside of the 'safety/ access flap' of the scissor lifts to be lined with a resilient material/ impact mat. (Products that have been suggested are Resupol 4515 or Profloor Acoustic Mat, which should result in a reduction in impact sound transmission of 17dB).

Recommend that these proposals are included as conditions on any permission granted.

Greater Manchester Police Architectural Liaison Unit - No comments on this occasion.

North Manchester Regeneration - Raise issues regarding 24 hour activity/deliveries. Would support deliveries on Sundays and Bank Holidays (as previously granted), however, a further extension of delivery hours should be resisted, given the potential loss of amenity to local residents.

Head of Highway Services - No objections based on the information provided.

Bury MBC - No objection.

Rochdale MBC - No objection.

Issues

PLANNING POLICY CONTEXT:

The site is situated within Planning Policy area BM1, as regards Manchester City Council's adopted Unitary Development Plan (UDP). Relevant Regional

Spatial Strategy (RSS) policies include, DP2, which promotes sustainable communities, and DP7, which promotes environmental quality.

Planning Policy Guidance Note 24 (PPG24), and the following UDP policies are applicable to the proposed development:

BM1 General Policy

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.

Development & Noise:

DC26.1 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. In giving effect to this intention, the Council will consider both:

- a. the effect of new development proposals which are likely to be generators of noise; and
- b. the implications of new development being exposed to existing noise sources which are effectively outside planning control.

DC26.2 New noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

DC26.3 Developments likely to result in unacceptably high levels of noises will not be permitted:

- a. in residential areas;
- b. near schools, hospitals, nursing homes and similar institutions;
- c. near open land used frequently for recreational purposes.

DC26.4 Where the Council believes that an existing noise source might result in an adverse impact upon a proposed new development, or where a new proposal might generate potentially unacceptable levels of noise, it will in either case require the applicant to provide an assessment of the likely impact and of the measures he proposes to deal satisfactorily with it. Such measures might include the following:

- a. engineering solutions, including reduction of noise at source, improving sound insulation of sensitive buildings or screening by purpose-built barriers;

- b. layout solutions, including consideration of the distance between the source of the noise and the buildings or land affected by it; and screening by natural barriers or other buildings or non-critical rooms within a building; and
- c. administrative steps, including limiting the operating times of the noise source, restricting activities allowed on the site or specifying an acceptable noise limit. Any or all of these factors will be considered appropriate for inclusion in conditions on any planning permission.

DC26.5 The Council will control noise levels by requiring, where necessary, high levels of noise insulation in new development as well as noise barriers where this is appropriate.

DC26.6 Exceptions to the general policy will be considered on their merits. The Council accept, as an example, that the occasional use of outdoor facilities such as sports stadia for concerts can be acceptable in certain circumstances. Any such proposal will be considered in the light of consultation with local residents and others, and the practicability of appropriate conditions on any approval.

Housing H2.2

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

Planning Policy Guidance note 24 (PPG24) guides local authorities in England on the use of their planning powers to minimise the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which generate noise.

PPG24 explains the concept of noise exposure categories for residential development and recommends appropriate levels for exposure to different sources of noise.

PPG24 also advises on the use of conditions to minimise the impact of noise. Six annexes contain noise exposure categories for dwellings, explain noise levels, give detailed guidance on the assessment of noise from different sources, gives examples of planning conditions, specify noise limits, and advise on insulation of buildings against external noise.

PLANNING CONSIDERATIONS:

It is considered that activity/deliveries in the service yard from 08:00 to 16:00 on Sundays, and from 07:00 to 16:00 on Bank Holidays is acceptable, subject to compliance with management and physical mitigation measures, specifically in terms of Planning Policy Guidance note 24 (PPG24), and Manchester City Council's adopted Unitary Development Plan (UDP), specifically policies BM1, DC26 and H2.2.

PPG24 states "Much of the development which is necessary for the creation of jobs and the construction and improvement of essential infrastructure will generate noise. The planning system should not place unjustifiable obstacles in the way of such development. Nevertheless, local planning authorities must

ensure that development does not cause an unacceptable degree of disturbance. They should also bear in mind that a subsequent intensification or change of use may result in greater intrusion and they may wish to consider the use of appropriate conditions."

PPG24 confirms, "The impact of noise can be a material consideration in the determination of planning applications." PPG24 also establishes that "people are normally sleeping between 23:00 to 07:00."

As discussed earlier in this report, Sainsbury's is built upon the site of a former dye mill, within a dense residential area, which was established before Sainsbury's. The service road and service yard is situated in close proximity to residential properties surrounding the site. There have historically been problems with deliveries by Sainsbury's to the service yard, due to the times of deliveries, and the management of deliveries, including lorries not switching engines off.

It is considered that the proposed hours for activity and deliveries within the service yard are acceptable, as there is not a technical acoustic reason to refuse consent, provided the physical mitigation measures, and management controls proposed are applied. UDP policies DC26.4 and DC26.5, and PPG24 advocate employing measures that can reduce the impact of noisy uses. PPG24 states "There will...be circumstances when it is acceptable - or even desirable in order to meet other planning objectives - to allow noise generating activities on land near or adjoining a noise-sensitive development. In such cases, local planning authorities should consider the use of conditions or planning obligations to safeguard local amenity."

The use of conditions to enforce the proposed mitigation measures would therefore, be appropriate in this case. The mitigation measures, together with the restriction of the times of operations, are designed to enable the proposed operations to result in activity and deliveries in the service yard, which will not harmfully affect the amenities of the occupiers of nearby residential properties.

The physical acoustic mitigation proposed includes impact matting to reduce noise from the scissor lift plate in the region of 17dB; and an acoustic fence, which may reduce noise from unloading activities in the region of 15dB.

The management mitigation measures recommended rely on several management controls. As discussed, there is a history of issues with the management of delivery activities, however, 24 hour servicing is now not proposed, and Sainsbury's pledge that the company and store management are committed to achieving a full delivery regime, which they state, coupled with the proposed physical measures, will ensure no harm to residential amenity arises.

Sainsbury's state they have a number of stores in residential areas where proximity requires them to operate within specified delivery hours, and to undertake similar management regimes to that proposed at the Heaton Park store.

There is a service road providing access to the service yard to the rear of residential properties on Southwood Drive, Westway and Heaton Park Road. This road serves Sainsburys and other commercial uses. It is considered that

the additional use of this road for service vehicles would not have such a detrimental impact on the residential properties so as to warrant refusal of this application.

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

Approval with conditions, on the basis that the scheme accords with Regional Spatial Strategy, Planning Policy Guidance Note 24 (PPG24), and Manchester City Council's adopted Unitary Development Plan, specifically policies BM1, DC26 and H2.2, on the basis that the scheme will retain the primarily residential character of the area, and assist in the provision of shopping facilities, and as the scheme includes appropriate measures to mitigate noise nuisance, which are designed to minimise impact upon residential amenity acceptably, and there are no material considerations of sufficient weight to indicate otherwise.

Conditions and/or Reasons

1) 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:

Application site location plan edged red, stamped as received by the Local Planning Authority on 20/5/09.

5 page supporting information document dated 15/5/09, as amended by email of 5/8/09, compiled by Turleys.

2 page supporting information document dated 30/6/09, compiled by Turleys.

Noise Impact Assessment dated 15/5/09, compiled by ENS, and ref. NIA/2645/09/1989/REV2.0.

4 page ENS submission dated 16/7/09.

Reason - To ensure that the development is carried out in accordance with the approved submissions, pursuant to policies BM1, H2.2 and DC26 of the Unitary Development Plan for the City of Manchester.

2) No work/activity or deliveries shall take place within the service yard on Sundays outside the hours of 08:00 to 16:00, and on Bank Holidays outside the hours of 07:00 to 16:00, and all work and other activity on other days shall be confined to the following hours 07:00 to 20:00 hours, Mondays to Saturdays.

Reason - In order to protect the amenity of local residents, in accordance with policies BM1, DC26 and H2.2 of Manchester City Council's adopted Unitary Development Plan.

3) No work/activity or deliveries shall take place within the service yard on Sundays or Bank Holidays until full details of the proposed reflective absorptive acoustic timber fencing, as specified within the submission of 15/5/09, including architectural elevational drawings and sectional drawings, with associated annotated layout plan, have been submitted for approval in writing and to the City Council as Local Planning Authority, and agreed by the Council in writing.

Reason - To reduce noise and disturbance associated with deliveries and servicing, to the benefit of the amenity of the occupiers of neighbouring residential properties, pursuant to policies BM1, H2.2 and DC26 of Manchester City Council's adopted Unitary Development Plan (UDP), and Planning Policy Guidance Note 24 (PPG24).

4) No work/activity or deliveries shall take place within the service yard on Sundays or Bank Holidays until the agreed fencing has been erected and thereafter the approved acoustic fencing shall be so provided and maintained for so long as the store is operational.

Reason - To reduce noise and disturbance associated with deliveries and servicing, to the benefit of the amenity of the occupiers of neighbouring residential properties, pursuant to policies BM1, H2.2 and DC26 of Manchester City Council's adopted Unitary Development Plan (UDP), and Planning Policy Guidance Note 24 (PPG24).

5) No work/activity or deliveries shall take place within the service yard on Sundays or Bank Holidays until the agreed resilient material/impact mat has been installed and the approved material / impact mat shall be so provided and maintained for so long as the store is operational.

Reason - To reduce noise and disturbance associated with deliveries and servicing, to the benefit of the amenity of the occupiers of neighbouring residential properties, pursuant to policies BM1, H2.2 and DC26 of Manchester City Council's adopted Unitary Development Plan (UDP), and Planning Policy Guidance Note 24 (PPG24).

6) No work/activity or deliveries shall take place within the service yard on Sundays or Bank Holidays until a full technical specification and details of the proposed lining of the underside of the safety/access flap of the unloading bay scissor lifts with an effective resilient material to minimise noise where the flap

places down on a HGV, has been submitted for approval in writing to the City Council as Local Planning Authority, and agreed by the Council in writing.

Reason - To reduce noise and disturbance associated with deliveries and servicing, to the benefit of the amenity of the occupiers of neighbouring residential properties, pursuant to policies BM1, H2.2 and DC26 of Manchester City Council's adopted Unitary Development Plan (UDP), and Planning Policy Guidance Note 24 (PPG24).

7) No work/activity or deliveries shall take place within the service yard on Sundays or Bank Holidays until the agreed lining has been installed and thereafter the agreed lining shall be so provided and maintained for so long as the store is operational.

Reason - To reduce noise and disturbance associated with deliveries and servicing, to the benefit of the amenity of the occupiers of neighbouring residential properties, pursuant to policies BM1, H2.2 and DC26 of Manchester City Council's adopted Unitary Development Plan (UDP), and Planning Policy Guidance Note 24 (PPG24).

8) No work/activity or deliveries shall take place within the service yard on Sundays or Bank Holidays until a full technical specification and details of the proposed reflective absorptive acoustic timber fence to screen the unloading bays and minimise break out of noise from delivery activities, as specified within the specification submitted 15/5/09, has been submitted for approval in writing to the City Council as Local Planning Authority, and agreed by the Council in writing.

Reason - To reduce noise and disturbance associated with deliveries and servicing, to the benefit of the amenity of the occupiers of neighbouring residential properties, pursuant to policies BM1, H2.2 and DC26 of Manchester City Council's adopted Unitary Development Plan (UDP), and Planning Policy Guidance Note 24 (PPG24).

9) No work/activity or deliveries shall take place within the service yard on Sundays or Bank Holidays until the agreed timber fence has been installed and thereafter the agreed timber fence shall be so provided and maintained for so long as the store is operational.

Reason - To reduce noise and disturbance associated with deliveries and servicing, to the benefit of the amenity of the occupiers of neighbouring residential properties, pursuant to policies BM1, H2.2 and DC26 of Manchester City Council's adopted Unitary Development Plan (UDP), and Planning Policy Guidance Note 24 (PPG24).

10) No work/activity or deliveries shall take place within the service yard on Sundays or Bank Holidays unless the Management Regime as specified within the 5 page supporting information document dated 15/5/09, as amended by email of 5/8/09, compiled by Turleys, is strictly in force. The regime shall include the following measures:

1. No more than one HGV vehicle to unload/load at any one time.

2. Ensure good driving practices in manoeuvring and reversing slowly, and avoiding over revving engines.
3. Move empty trolley cages around the service yard area with care and attention during the permitted hours only.
4. Vehicle cab radios turned off.
5. Avoid shouting and unnecessary noise and activity.

Reason - To create a managed environment, to reduce noise and disturbance associated with deliveries and servicing, to the benefit of the amenity of the occupiers of neighbouring residential properties, pursuant to policies BM1, H2.2 and DC26 of Manchester City Council's adopted Unitary Development Plan (UDP), and Planning Policy Guidance Note 24 (PPG24).

11) No work/activity or deliveries shall take place within the service yard on Sundays or Bank Holidays unless all bay doors other than those of the loading/unloading bay in use are closed,.

Reason - To create a managed environment, to reduce noise and disturbance associated with deliveries and servicing, to the benefit of the amenity of the occupiers of neighbouring residential properties, pursuant to policies BM1, H2.2 and DC26 of Manchester City Council's adopted Unitary Development Plan (UDP), and Planning Policy Guidance Note 24 (PPG24).

12) No work/activity or deliveries shall take place within the service yard on Sundays or Bank Holidays unless vehicle engines and refrigeration units are turned off during loading and unloading, unless otherwise agreed in writing with the City Council as Local Planning Authority.

Reason - To create a managed environment, to reduce noise and disturbance associated with deliveries and servicing, to the benefit of the amenity of the occupiers of neighbouring residential properties, pursuant to policies BM1, H2.2 and DC26 of Manchester City Council's adopted Unitary Development Plan (UDP), and Planning Policy Guidance Note 24 (PPG24).

13) No vehicular access shall be permitted to the site from Heaton Park Road between Glenbrook Road and Southwood Drive.

Reason - In the interests of residential amenity, pursuant to policy H2.2 of the adopted 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: 090128/JO/2009/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:

Environmental Health
North Manchester Regeneration Team

Engineering Services
Bury Metropolitan Borough Council
Rochdale Metropolitan Borough Council
Greater Manchester Police
Environmental Health
North Manchester Regeneration Team
Engineering Services
Bury Metropolitan Borough Council
Rochdale Metropolitan Borough Council
Greater Manchester Police
Engineering Services
Environmental Health
North Manchester Regeneration Team
Greater Manchester Police
Bury Metropolitan Borough Council
Rochdale Metropolitan Borough Council
Engineering Services
Environmental Health
11 Wyville Drive, Manchester, M9 0QL
13 Wyville Drive, Manchester, M9 0QL
12 Wyville Drive, Manchester, M9 0QL
18 Branksome Drive, Manchester, M9 0GJ
17 Branksome Drive, Manchester, M9 0GJ
1 Branksome Drive, Manchester, M9 0GJ
3 Branksome Drive, Manchester, M9 0GJ
5 Branksome Drive, Manchester, M9 0GJ
7 Branksome Drive, Manchester, M9 0GJ
9 Branksome Drive, Manchester, M9 0GJ
11 Branksome Drive, Manchester, M9 0GJ
15 Branksome Drive, Manchester, M9 0GJ
13 Branksome Drive, Manchester, M9 0GJ
6 Westway, Manchester, M9 0LQ
1 Wyville Drive, Manchester, M9 0QL
3 Wyville Drive, Manchester, M9 0QL
5 Wyville Drive, Manchester, M9 0QL
7 Wyville Drive, Manchester, M9 0QL
5 Westway, Manchester, M9 0GA
9 Wyville Drive, Manchester, M9 0QL
3 Westway, Manchester, M9 0GA
1 Westway, Manchester, M9 0GA
4 Westway, Manchester, M9 0LQ
2 Wyville Drive, Manchester, M9 0QL
4 Wyville Drive, Manchester, M9 0QL
2 Westway, Manchester, M9 0LQ
6 Wyville Drive, Manchester, M9 0QL
8 Wyville Drive, Manchester, M9 0QL
10 Wyville Drive, Manchester, M9 0QL
122 Heaton Park Road, Manchester, M9 0QQ
124 Heaton Park Road, Manchester, M9 0QQ
126 Heaton Park Road, Manchester, M9 0QQ
2 Southwood Drive, Manchester, M9 0QG
4 Southwood Drive, Manchester, M9 0QG
16 Branksome Drive, Manchester, M9 0GJ

6 Southwood Drive, Manchester, M9 0QG
14 Branksome Drive, Manchester, M9 0GJ
8 Southwood Drive, Manchester, M9 0QG
12 Branksome Drive, Manchester, M9 0GJ
10 Southwood Drive, Manchester, M9 0QG
5 Southwood Drive, Manchester, M9 0QG
12 Southwood Drive, Manchester, M9 0QG
10 Branksome Drive, Manchester, M9 0GJ
7 Southwood Drive, Manchester, M9 0QG
8 Branksome Drive, Manchester, M9 0GJ
9 Southwood Drive, Manchester, M9 0QG
6 Branksome Drive, Manchester, M9 0GJ
11 Southwood Drive, Manchester, M9 0QG
14 Southwood Drive, Manchester, M9 0QG
13 Southwood Drive, Manchester, M9 0QG
4 Branksome Drive, Manchester, M9 0GJ
2 Branksome Drive, Manchester, M9 0GJ
13 Westway, Manchester, M9 0GA
11 Westway, Manchester, M9 0GA
15 Westway, Manchester, M9 0GA
9 Westway, Manchester, M9 0GA
7 Westway, Manchester, M9 0GA
17 Westway, Manchester, M9 0GA
18 Westway, Manchester, M9 0LQ
12 Westway, Manchester, M9 0LQ
14 Westway, Manchester, M9 0LQ
10 Westway, Manchester, M9 0LQ
16 Westway, Manchester, M9 0LQ
8 Westway, Manchester, M9 0LQ
Wickes, Heaton Park Road, Manchester, M9 0QS
114 Heaton Park Road, Manchester, M9 0QQ
107 Heaton Park Road, Manchester, M9 0QQ
112 Heaton Park Road, Manchester, M9 0QQ
105 Heaton Park Road, Manchester, M9 0QQ
128 Heaton Park Road, Manchester, M9 0QQ
130 Heaton Park Road, Manchester, M9 0QQ
126a, Heaton Park Road, Manchester, M9 0QQ
110 Heaton Park Road, Manchester, M9 0QQ
103 Heaton Park Road, Manchester, M9 0QQ
108 Heaton Park Road, Manchester, M9 0QQ
101 Heaton Park Road, Manchester, M9 0QQ
106 Heaton Park Road, Manchester, M9 0QQ
104 Heaton Park Road, Manchester, M9 0QQ
99 Heaton Park Road, Manchester, M9 0QQ
97 Heaton Park Road, Manchester, M9 0QQ
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85 Heaton Park Road, Manchester, M9 0QQ
87 Heaton Park Road, Manchester, M9 0QQ
89 Heaton Park Road, Manchester, M9 0QQ
125 Heaton Park Road, Manchester, M9 0PE
127 Heaton Park Road, Manchester, M9 0PE
129 Heaton Park Road, Manchester, M9 0PE
131 Heaton Park Road, Manchester, M9 0PE
133 Heaton Park Road, Manchester, M9 0PE
135 Heaton Park Road, Manchester, M9 0PE
5 Cawley Terrace Heaton Park Road, Manchester, M9 0QR
7 Cawley Terrace Heaton Park Road, Manchester, M9 0QR
6 Cawley Terrace Heaton Park Road, Manchester, M9 0QR
8 Cawley Terrace Heaton Park Road, Manchester, M9 0QR
9 Cawley Terrace Heaton Park Road, Manchester, M9 0QR
10 Cawley Terrace Heaton Park Road, Manchester, M9 0QR
12 Cawley Terrace Heaton Park Road, Manchester, M9 0QR
11 Cawley Terrace Heaton Park Road, Manchester, M9 0QR
The Three Arrows Hotel, Middleton Road, Manchester, M24 4GY
Swarbricks, Three Arrows, Middleton Road, Manchester, M24 4GY
1 Old Hall Lane, Manchester, M24 4GZ
3 Old Hall Lane, Manchester, M24 4GZ
5 Old Hall Lane, Manchester, M24 4GZ
7 Old Hall Lane, Manchester, M24 4GZ
9 Old Hall Lane, Manchester, M24 4GZ
11 Errol Avenue, Manchester, M9 0PF
3 Errol Avenue, Manchester, M9 0PF
1 Errol Avenue, Manchester, M9 0PF
9 Errol Avenue, Manchester, M9 0PF
5 Errol Avenue, Manchester, M9 0PF
7 Errol Avenue, Manchester, M9 0PF
7 Glenbrook Road, Manchester, M9 0PP
8 Glenbrook Road, Manchester, M9 0PW
5 Glenbrook Road, Manchester, M9 0PP
6 Glenbrook Road, Manchester, M9 0PW
3 Glenbrook Road, Manchester, M9 0PP
4 Glenbrook Road, Manchester, M9 0PW
1 Glenbrook Road, Manchester, M9 0PP
145 Heaton Park Road, Manchester, M9 0NZ
147 Heaton Park Road, Manchester, M9 0NZ
2 Glenbrook Road, Manchester, M9 0PW
1 Cawley Terrace Heaton Park Road, Manchester, M9 0QR
2 Cawley Terrace Heaton Park Road, Manchester, M9 0QR
3 Cawley Terrace Heaton Park Road, Manchester, M9 0QR
4 Cawley Terrace Heaton Park Road, Manchester, M9 0QR
3 Corriss Avenue, Manchester, M9 0GQ
1 Corriss Avenue, Manchester, M9 0GQ
7 Dexter Road, Manchester, M9 0GG

5 Dexter Road, Manchester, M9 0GG
3 Dexter Road, Manchester, M9 0GG
1 Dexter Road, Manchester, M9 0GG
137 Heaton Park Road, Manchester, M9 0PE
139 Heaton Park Road, Manchester, M9 0PE
J Sainsbury Plc, Heaton Park Road, Manchester, M9 0QS
Nevada Bobs, Heaton Park Road, Manchester, M9 0QS
15 Glenbrook Road, Manchester, M9 0PP
13 Glenbrook Road, Manchester, M9 0PP
11 Glenbrook Road, Manchester, M9 0PP
9 Glenbrook Road, Manchester, M9 0PP
2 Errol Avenue, Manchester, M9 0PF
42 Dexter Road, Manchester, M9 0GG
4 Errol Avenue, Manchester, M9 0PF
40 Dexter Road, Manchester, M9 0GG
38 Dexter Road, Manchester, M9 0GG
6 Errol Avenue, Manchester, M9 0PF
36 Dexter Road, Manchester, M9 0GG
8 Errol Avenue, Manchester, M9 0PF
34 Dexter Road, Manchester, M9 0GG
32 Dexter Road, Manchester, M9 0GG
10 Errol Avenue, Manchester, M9 0PF
30 Dexter Road, Manchester, M9 0GG
12 Errol Avenue, Manchester, M9 0PF
14 Errol Avenue, Manchester, M9 0PF
13 Errol Avenue, Manchester, M9 0PF
28 Dexter Road, Manchester, M9 0GG
26 Dexter Road, Manchester, M9 0GG
32 Glenbrook Road, Manchester, M9 0PW
30 Glenbrook Road, Manchester, M9 0PW
28 Glenbrook Road, Manchester, M9 0PW
26 Glenbrook Road, Manchester, M9 0PW
31 Deanswood Drive, Manchester, M9 0QZ
24 Glenbrook Road, Manchester, M9 0PW
22 Glenbrook Road, Manchester, M9 0PW
20 Glenbrook Road, Manchester, M9 0PW
18 Glenbrook Road, Manchester, M9 0PW
10 Glenbrook Road, Manchester, M9 0PW
12 Glenbrook Road, Manchester, M9 0PW
16 Glenbrook Road, Manchester, M9 0PW
14 Glenbrook Road, Manchester, M9 0PW
177 Heaton Park Road West, Manchester, M9 0TZ
179 Heaton Park Road West, Manchester, M9 0TZ
175 Heaton Park Road West, Manchester, M9 0TZ
173 Heaton Park Road West, Manchester, M9 0TZ
11 Old Hall Lane, Manchester, M24 4GZ
11 Dexter Road, Manchester, M9 0GG
9 Dexter Road, Manchester, M9 0GG
14 Corriss Avenue, Manchester, M9 0GQ
16 Corriss Avenue, Manchester, M9 0GQ
10 Corriss Avenue, Manchester, M9 0GQ
12 Corriss Avenue, Manchester, M9 0GQ
8 Corriss Avenue, Manchester, M9 0GQ

6 Corriss Avenue, Manchester, M9 0GQ
18 Corriss Avenue, Manchester, M9 0GQ
20 Corriss Avenue, Manchester, M9 0GQ
17 Corriss Avenue, Manchester, M9 0GQ
19 Corriss Avenue, Manchester, M9 0GQ
13 Corriss Avenue, Manchester, M9 0GQ
15 Corriss Avenue, Manchester, M9 0GQ
9 Corriss Avenue, Manchester, M9 0GQ
11 Corriss Avenue, Manchester, M9 0GQ
5 Corriss Avenue, Manchester, M9 0GQ
7 Corriss Avenue, Manchester, M9 0GQ
121 Heaton Park Road, Manchester, M9 0QQ
123 Heaton Park Road, Manchester, M9 0QQ
1a, Southwood Drive, Manchester, M9 0QG
1 Southwood Drive, Manchester, M9 0QG
3 Southwood Drive, Manchester, M9 0QG
Currys Ltd, Heaton Park Road, Manchester, M9 0QS
2 Corriss Avenue, Manchester, M9 0GQ
4 Corriss Avenue, Manchester, M9 0GQ
24 Dexter Road, Manchester, M9 0GG
22 Dexter Road, Manchester, M9 0GG
18 Dexter Road, Manchester, M9 0GG
20 Dexter Road, Manchester, M9 0GG
16 Dexter Road, Manchester, M9 0GG
14 Dexter Road, Manchester, M9 0GG
143 Heaton Park Road, Manchester, M9 0NZ
13 Old Hall Lane, Manchester, M24 4GZ
15 Old Hall Lane, Manchester, M24 4GZ
21 Dexter Road, Manchester, M9 0GG
23 Dexter Road, Manchester, M9 0GG
19 Dexter Road, Manchester, M9 0GG
17 Dexter Road, Manchester, M9 0GG
15 Dexter Road, Manchester, M9 0GG
13 Dexter Road, Manchester, M9 0GG
10 Dexter Road, Manchester, M9 0GG
12 Dexter Road, Manchester, M9 0GG
8 Dexter Road, Manchester, M9 0GG
6 Dexter Road, Manchester, M9 0GG
4 Dexter Road, Manchester, M9 0GG
2 Dexter Road, Manchester, M9 0GG
141 Heaton Park Road, Manchester, M9 0NZ

Representations were received from the following third parties:

87 Heaton Park Road, Blackley
18 Westway, Blackley
5 Dexter Road, Blackley
5 Cawley Terrace, Heaton Park Road, Blackley
406 Holcombe Rd, Helmshore, Lancashire

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