

**Report for Resolution**

**COMMITTEE:** Planning and Highways Committee

**DATE:** 28 May 2009

**REPORT OF:** Head of Planning

**SUBJECT:** Applications for development

**PURPOSE OF REPORT**

To request the Committee to consider the applications scheduled below, the advice and recommendations of the Head of Planning and the representations received in each case, including late representations, and to determine each application.

**RECOMMENDATIONS**

The Head of Planning's recommendations on the following list of applications for consideration at this meeting are contained in the attached appendices to the listed items –

<b>List No.</b>	<b>Application No.</b>	<b>Location</b>	<b>Ward</b>
1	087702	<b>North Manchester High School for Girls</b> Retrospective application for resurfacing and demarcation of car parking area and extension of car park into grassed area including installation of new surface water drainage system and installation of palisade fencing and gates (at a height of 2 metres – 2.4 metres) at eastern end of car park.	Charlestown
2	089478	<b>348 Moston Lane</b> Change of use from single dwellinghouse to shop on ground floor (Class A1) with a single self-contained apartment on first and second floors. Installation of new shop front and associated external alterations.	Moston

3	084237	<b>Al-Falah Markaz Islamic Mosque, 79 Heywood Street</b> Erection of a part single storey, part two side extension, first floor extension above existing building, two storey front extension, two storey rear extension, reconfiguration and raising of roof heights, elevational alterations to windows and doorways, formation of minaret to Heywood Street elevation, dome and reconfiguration of car parking area including closure of footpath between existing building and footpath in connection with the existing use of the building as a mosque.	Cheetham
4	089146	<b>2 Varley Street</b> Erection of a 4 storey building to accommodate a 34 bedroom nursing home with ancillary car parking and landscaping	Miles Platting & Newton Heath
5	087579	<b>Lovells Residential Development, Land off Rylance Street, Beswick</b> Variation of condition No 12 (highway work) and variation of condition No. 3 (Bream) of previous approval 083319.	Bradford
6	087580	<b>Lovells Residential Development Land off Rylance Street, Beswick</b> Application for consent to vary condition 11 (Bream) from previous approval 086130.	Bradford
7	087569	<b>Lovells Residential Development Land off Rylance Street, Beswick</b> Application for consent to vary condition No. 11 (bream) of previous approval 085613.	Bradford
8		<b>NUMBER NOT USED</b>	
9		<b>NUMBER NOT USED</b>	
10	088623	<b>3 Keppel Road</b> Erection of a pair of 3 storey semi-detached houses with associated car parking and landscaping.	Chorlton
11	089506	<b>Former Railway Line at point where it crosses St. Werburghs Road</b> Outline application to construct a new Metrolink stop as part of the Metrolink Phase 3A contract and associated buildings along the existing railway cutting of the former Midland railway line. Layout and access to be considered as details with all other matters reserved.	Chorlton Park & Whalley Range

12	088925	<b>7-9 Clifton Avenue</b> Erection of first floor rear extension to 7 & 9 Clifton Avenue in connection with re-configured internal layout.	Withington
13	089123	<b>Bar One, 461-463 Wilmslow Road</b> Retrospective application for use of the first floors in connection with the ground floor and basement café/bar (sui generis) and use of first floor balcony and rear yard as outside drinking areas.	Withington
14	089137	<b>Charles Wilson, 164 Wilmslow Road</b> Erection of a 4.8 metre high steel clad building for the storage of motor vehicles.	Rusholme
15	089112	<b>20 Homestead Crescent</b> Retention of single storey side and rear extension and erection of patio area with steps to rear garden following part demolition of existing unauthorised single storey extension.	Burnage
16	089194	<b>Jessiefield, Spath Road/Lancaster Road</b> Erection of two 3 storey detached dwelling houses with basement parking and associated landscaping.	Didsbury West
17	088784	<b>109 Sale Road</b> Change of use from shop (A1) to hot food take-away (A5), Monday to Sunday 9.00am to 11.00pm.	Northenden
18	087918	<b>373 Palatine Road</b> Change of use from Estate Agent (A2) to hot food take-away (A5) opening Monday to Friday 11.30 to 23.00, Saturdays 16.30 to 23.00 and Sundays and Bank Holidays 17.70 to 23.00.	Northenden

**Section 2**

1	088963	<b>Land bounded by Ashton Old Road, Lees Street and the former Stockport Branch Canal</b> City Council Development – Outline application for the erection of a part one, part two storey primary school with matters of appearance, scale, access, layout and landscaping reserved.	Bradford
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2	089880	<b>Towpath adjacent to Rochdale Canal, Canal Street between Minshall Street and Princess Street</b> City Council development – Erection of safety fence comprising stainless steel support with glass infill panel and stainless steel top rail adjacent to full length of wall of canal.	City Centre
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**FINANCIAL CONSEQUENCES FOR THE REVENUE AND CAPITAL BUDGETS**

None

**WARDS AFFECTED**

Shown against each application in the list above and in each appendix to the report

**IMPLICATIONS FOR:**

Anti-Poverty	Equal Opportunities	Environment	Employment
Yes	Yes	Yes	Yes

Specific implications are detailed in the enclosed appendices.

**CONTACT OFFICERS**

Shown on each of the appendices to this report.