

<b>Application Number</b>	<b>Date of Appln</b>	<b>Committee Date</b>	<b>Ward</b>
091359/FO/2009/S2	26th Oct 2009	17th Dec 2009	Burnage Ward

**Proposal** Change of use from A1 retail to A5 hot food takeaway including the extract duct to rear of unit.

**Location** Unit 6, 12 Lane End Road, Burnage, Manchester, M19 1TP

**Applicant** Mr Hossein Malehmir, C/O Radm Ltd,

**Agent** Mr Christopher Taylor, Radm Ltd, 15 Rigby Drive, Wirral, CH49 1RD,

### **Description**

The application site is a vacant ground floor A1 unit and forms part of the wider Southpoint development which has recently been completed on the corner of Burnage Lane and Lane End Road. The application property itself fronts entirely onto Lane End Road. Currently none of the retail units are occupied in the development.

Above the retail units are two floors of apartments. The apartments have external balconies overlooking Burnage Lane/Lane End Road.

Directly opposite the site are two storey semi-detached residential properties. They have small front gardens coupled with a lay by in the highway offering on street parking. To the east of the application site is Tesco Burnage a large Extra store. To the south of the application site is the service yard of Tesco coupled with the parking/refuse area for the apartments.

This application seeks planning permission for a change of use of the A1 retail unit to a hot food takeaway (A5). The site is located within the Burnage neighbourhood centre. The operating hours proposed are Monday to Fridays 07:00 to midnight and Saturday and Sundays 15:00 to midnight.

### **Consultations**

#### ***Local Residents***

A petition with 55 signatures in objection to the planning application was received. The reason for the petition stated:

1. There are already 8 takeaways and food outlets on Lane End Road plus the Tesco café;

2. There is rubbish, noise pollution, waiting vehicles and crowds of gangs outside these existing shops;
3. The smells from some of the shops are very strong, parking is terrible;
4. We were told that the takeaways would not be acceptable in this parade when the original planning permission was granted;
5. There is issues when people come to sell their homes.

Five individual letters of objection have also been received. The comments can be summarised as follows:

1. Residential properties at the rear will be affected by the smell and fumes from such an establishment;
2. Rubbish will increase as a result of the proposal;
3. Large number of takeaways in the immediate vicinity and adds little to the community;
4. There is regularly vomit and rubbish outside of the entrance to the Southpoint building, the takeaway will make this situation worse;
5. Assurances were given when the building was given planning permission that takeaways would not occupy the building;
6. There are already parking problems in the area and the situation will be made worse by this proposal;
7. There will be anti-social behaviour.

Six individual letters of support have been received from residents of the Southpoint block. The comments can be summarised as follows:

1. There are not enough high quality takeaways in the area;
2. The empty shops beneath the apartments look bare and lack of use present security risks to the residents;
3. Once one unit becomes occupied it is more likely the others will rapidly follow;
4. The proposed takeaway will be open daily with a coffee shop, come patisserie, this will liven up the street scene and maybe the local meeting place.

### **Head of Environmental Health**

Consideration has been given to the information submitted with the application. It is recommended that conditions are imposed in order to control delivery times and opening hours (Sunday to Thursday 8:00 am to 10:00 pm & Fridays and Saturdays 3:00 pm to 11:00pm). A condition should also be imposed in respect of noise insulation of the building and externally mounted equipment.

An assessment of the fume information has also been submitted. At present insufficient information has been submitted in terms of demonstrating how the fumes will be extracted without clarifying disamenity of the nearby residents.

### **Head of Highway Services**

- Traffic regulation orders protect the adjacent junction with Burnage Lane and prevent all waiting and loading at any time. However, these do not extend to

the proposed frontage – single yellow line are present in the vicinity of the application site;

- Parking is a problem in the vicinity due to motorists stopping for brief periods to buy a small number of items at Tesco or use the ATM. Residents opposite the site have raised this issue in the past;
- There are a number of takeaways in Lane End Road on the other side of Burnage Lane. These benefit from the recent improvements to parking bays and public realm. In this case, the takeaway would not have parking bays on the frontage and temporarily parked vehicles could lead to obstruction of the approach to the Burnage signals.

In mitigation of the above issues it is considered that the applicant should explore the inclusion of traffic regulations order in front of the application site or some form of barrier on the public footpath. This should be a condition of any planning approval.

### **South Manchester Regeneration Team**

There is no support for this application as it does not seek to contribute to a high quality and varied neighbourhood centre.

#### *Design for Security*

No comments to make on this occasion.

### **Cllr Cameron, Cllr Donaldson and Cllr Isherwood – Burnage Ward Member**

Object to the planning application on the following grounds:

- There are already many takeaways in the immediate area;
- There is a problem in the local area with litter, particularly takeaway wrappers, cartons etc. litter and rubbish is a recognised problem at the junction of Lane End Road and Burnage Lane, and this included in the draft ward plan and the street environment managers action plan;
- If the takeaway is open late at night it will attract crime and anti-social behaviour;
- The nature of a takeaway is such that it generates a great deal of short stay destination traffic. The location of the proposed takeaway on Lane End Road, next to a busy junction with traffic lights and pedestrian crossings. If cars do park outside of the shop they will block the view of other vehicles and pedestrians, causing a traffic hazard. There are well documented and serious parking problems at this location. This involves motorists visiting Tesco and parking in front of the driveways of residents of Lane End Road. These parking problems will be exacerbated. There are also problems with vehicles parking on the pavements;
- The proposed takeaway is near to residential properties; The Southpoint development comprises 45 flats above the proposed takeaway and there are residential properties along Lane End Road opposite. It was understood that these units would be shops and not takeaways with there associated late night opening, litter and smell issues. In addition, there will be noise nuisance from car doors and loud talking at night. People will not park in the Tesco car park

but rather at the front of the application site where the noise and disturbance is likely to be greater;

- This location should be encouraged as a shopping destination. A takeaway will be closed during the normal opening hours. They will open when residents will be wanting to go to sleep.
- When the original planning application was granted, it was given on the basis that it would remain retail only.

## **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 W5 states that strategies should promote retail investment where it assists in the regeneration and economic growth of the North West's town and city centres. In considering proposals and schemes 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 the creation of unsustainable shopping patterns.

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

Policy H2.1 states that the Council will encourage environmental improvements to make residential areas safer and more attractive.

In giving effect to this, policy H2.2 states that the Council will not allow development that will have an unacceptable impact on residential areas. Matters which the Council will consider when determining such applications are the scale and appearance of the development and its impact in terms of noise, vibration, traffic generation, road safety and air pollution.

Furthermore, measures will be promoted which will lead to a safer environment for all people living in and using the City (Policy E3.5).

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 all parts of the City are well provided for. New shops to meet local needs will be encouraged where current provision does not adequately meet requirements.

In terms of specific policy which relegate specifically to food and drink uses, Policy DC10.1 (Food & Drink Uses) determines that planning applications for development involving the sale of hot food to be consumed off the premises the Council will have regard to, particularly in this instance:

- The general location of the proposed development;

- The effect on the amenity of neighbouring residents;
- The availability of safe and convenient arrangement for car parking and servicing;
- Ease of access for all; and
- The storage and collection of refuse and litter.

Policy DC10.2 states further that the Council will normally accept the principle of development of this kind in the City Centre, industrial and commercial areas, in shopping centres and, at ground level, in local shopping parades of more than 8 shops or offices.

Policy DC10.3 states that such developments will not be permitted where it is outside of the above locations if there is a house or flat on the ground floor next to the proposed business, or only separated from it by a narrow street or alleyway.

Policy DC10.4 states that where the Council considers food and drink premises to be acceptable in principle, conditions may be imposed in order to protect the amenity of nearby residents. Such conditions include limitations in terms of the hours of opening and the need to deal adequately with the storage of refuse and collection of litter.

Policy DC26.1 (Development & Noise) states that 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 the effect of new development proposals which are likely to be generators of noise.

Policy DC26.3 states that development likely to result in unacceptably high levels of noise will not be permitted in residential, near schools, hospitals, nursing homes and similar institutions and near open land used frequently for recreational purposes.

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 the making Manchester a City in which people choose to live, learn, work and relax.

As part of contributing to those objectives, District Centres are an importance feature of neighbourhoods and contribute to the image and sense of place of an area (Paragraph 11.24).

Paragraph 11.25 states that whether they play a district or local function, centres should accommodate a range of facilities and services, not simply shops and hot food premises.

Paragraph 11.27 states that “development proposals will need to help enhance the character and quality of the centres by well designed shop fronts, signage and

security, by providing up-to-date refuse and waste minimisation facilities, and by contributing to the upgrading of the public realm”

Furthermore, the provision of on-site car parking will not be an automatic requirement.

#### *Planning Policy Statement 6 – Planning for Town Centres*

The Government’s key objective for town centres is to promote their vitality and viability by:

- Planning for the growth and development of existing centres; and
- Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment, accessible to all.

#### **Principle**

The application site is a vacant shop unit (A1) located in the Southpoint development within the Burnage neighbourhood centre at the corner of Burnage Lane and Lane End Road.

The proposal seeks to change the use of this premises into a hot food takeaway (A5). Policy DC10.2 states that the principle of developments of this kind will normally be acceptable in shopping centres.

It should be noted that South Manchester Regeneration Team do not support the proposal as they believe it will not contribute towards creating a varied neighbourhood centre. Such matters will be considered later on in this report.

As such, given the location of the shop unit in the Burnage neighbourhood centre it is considered that the change of use is acceptable in principle.

However, consideration is required to be given to the criteria outlined within policy DC10.1, and any other issues, in order to determine whether there are any unacceptable impacts or harm as a consequence of the proposal. The following issues have therefore been considered as part of the assessment of this planning application:

1. Impact on the existing centre;
2. Effect on the amenity of neighbouring residents;
3. Environmental Health considerations;
4. Visual amenity implications;
5. Highway/traffic implications; and
6. Crime and Safety.

Each point will be addressed in turn within the body of this report.

### **Impact on the existing centre**

The shop unit is currently vacant and is currently 'to let'. None of the retail floorspace within the Southpoint development is occupied since the completion of the construction of the building in 2007.

Objections from the local residents and the local ward members state that there is an over provision of takeaways within the neighbourhood centre, at the expense of A1 retail shops, and that the Southpoint development should not be occupied with takeaways.

Firstly it should be noted that neighbourhood centres are identified as the best location of food and drink uses, as outlined within policy DC10.2 of the UDP. In addition, the UDP does not contain any policies which sets a limit on the number of food and drink uses within such centres.

However, consideration should be given to the impact of the proposal on the vitality and viability of the centre.

In terms of viability, the Southpoint property agent 'Roger Hannah & Co' has supplied details on the length of time the premises has been marketed. All of the units at the Southpoint development have been marketed since October 2007. An initial rate of between £15.00 to £20.00 per sq ft was offered. The agent states that recently a rate of £10.00 has been offered. No indication has been given as to how long this lower rate has been offered.

It would appear that the property has been marketed at a higher rate for over 2 years whilst only recently dropping to this lower rate. It is considered that it would be advantageous to market the property at this lower rate for a longer period of time in order to see if it could attract an A1 trader. That said, it is not considered that this issue alone does not warrant refusal of the application.

In consideration of the vitality of the centre, it was noted that, at present, 22% of the premises within the centre were occupied by A3 and A5 uses. This figure excludes all the vacant retail floor space within the Southpoint development and the Tesco Cafe. If this was included the percentage would be lower.

The current number of takeaway in the centre i.e. 6, and the high void rate of the Southpoint development makes judging the overall health of Burnage neighbourhood centre difficult.

However, it should be noted that in the absence of a policy to quantify an acceptable number (which is considered to be a difficult exercise in itself), the fact that three quarters of the centre would remain A1 and A2 even with the development would appear to be acceptable.

The application must now be assessed to determine whether there are any negative impacts on surrounding residential or car parking implications as specified by DC10.1.

### Effect on the amenity of nearby by residents

There are residential properties within close proximity to the application site along Lane End Road, opposite the application site, and the apartments above the application site within the Southpoint development. There are residential properties along Lomas Close which are at the rear of the development.

Policy DC10.1 (b) requires that consideration is given to the effect of proposals on residential amenity.

The number of objections received from the surrounding area demonstrates the concern about the proposal, particularly in respect of noise and disturbance.

On site observations demonstrated the close proximity of the properties along Lane End Road to the front door of the proposed takeaway. In addition, the balconies of the Southpoint apartments overlooked the road and the entrance.

Previous knowledge of takeaways and their operations demonstrate that they can be noise generators particularly from sources such as loud/raised voices, doors being opened and closed and cars engines starting all at a time in the evening when residents are having a restful evening or going to sleep.

It is considered that the close proximity of the residential accommodation will mean that residents will readily observe these noise sources from the front of the premises in the street scene, particularly during the evening when the background noise levels tend to be lower.

Indeed, the applicant has applied for the takeaway to be open until midnight all week which would exacerbate these noise sources at very anti-social hours.

Whilst it is recognised that there are other takeaways in the area along Lane End Road these do not have the same relationship to residential properties and are concentrated around the section of shops close to Kingsway.

It is noted that the Head of Environmental Health believes the outbreak of noise from the building itself can be adequately controlled by means of condition and reduction of the operating hours, in line with Policy DC10.4. However, it is the activity and movement generated outside the premises, as outlined above, which is of concern to the Head of Planning and would not be able to be overcome due to the close proximity of the residential accommodation.

The properties agent and a handful of letters of support indicate that the takeaway will be of 'high quality'. No details have been submitted about the operator. That said, the planning permission would not be able to control the end user and the high quality operator could leave the premises and it could become operator by a retailer who is not so sympathetic to the surrounding residential area. In addition, the fact that the takeaway wishes to remain open until midnight indicates that it is unlikely to have a 'coffee shop' nature.

In terms of activity and noise at the rear of the premises, it is considered that the properties along Lomas Close should not experience any disamenity due to the Tesco service yard acting as a buffer.

The harm to the residential properties along Lane End Road and within the Southpoint development, from the external noise and disturbances in the area, causing disamenity, should form part of the reason for refusal of this application.

### **Environmental Health Considerations**

The Head of Environmental Health has assessed the application, specifically the information submitted in respect of the flue and waste management at the site.

In terms of the flue information, there has been insufficient information submitted to determine whether there will be any harm to surrounding residential accommodation.

The operating hours applied for 07:00 to 24:00 Monday to Friday and 15:00 to 24:00 Saturdays and Sundays was considered to be unacceptable to the Head of Environmental Health. They consider reduced operating hours of Sunday to Thursday 08:00 to 22:00 and Fridays and Saturdays 15:00 to 23:00.

Waste management was considered to be adequate and will be shared with the residential apartments.

Other matters such as deliveries and noise insulation are recommended to be conditions of the approval.

The inability to determine the impact on the residential properties as a result of the flue, despite a request to the applicant, should form part of the reason for refusal.

### **Visual amenity implications**

This application contains no changes to the appearance of the shop front and any advertisements will be subject to separate permissions.

In respect of roller shutters, it is considered that if a recommendation for approval was made it should be a condition of the approval that they are internal to the shop front and open when the takeaway is close to reduce the visual impact on the street scene.

The major changes will be at the rear of the property with the installation of a flue. A 13.5 metre flue will be installed along the rear wall of the unit facing the Lane End Road entrance of Tesco. Given that the flue faces the service yard of Tesco it will have the least visual impact on the surrounding area. The operational efficiency of the flue is, however, subject to separate consideration.

### **Highway/traffic implications**

Policy DC10.1 (C) states that there must be safe and convenient parking and servicing arrangements. There is no dedicated parking associated with this facility.

There is a lay by in front of the residential properties opposite the site which is heavily used. Indeed, it was observed on site that residents were using cones to prevent the entrance to their driveways from getting blocked.

There was a single yellow line in front of the application site turning into a double yellow line closer to the signalised junction at Lane End Road and Burnage Lane.

The Head of Highway Services has expressed concern about the about vehicles waiting outside the takeaway potentially causing obstruction to the signals. This scenario would be common place for a takeaway which tends to generate short stay sporadic parking problems.

However, it is considered that in order to prevent the short stay parking in front of the application site, the applicant should explore with the Head of Highway Services the implementation of additional traffic regulation orders and/order a barrier in front of the unit.

Had the application been recommended for approval this issue would have been a condition of the planning approval.

### **Crime and Safety**

There has been no comments or observation from Design for Security. It is not considered that the premises will generate any problems. However, should the premises gain licensing approval then part of the provisions of the approval will be that the premise is managed properly. Any problems and the licence will be revoked.

**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 refusal of the application is proportionate to the wider benefits of refusal and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendation REFUSE**

## Conditions and/or Reasons

- 1, The proposed use of unit 6 at 12 Lane End Road, as a hot food takeaway(s) (A5), would generate unacceptable impacts on the residential properties in close proximity to the application site. In particular, such a proposal would result in an increase in activity, in terms of 'comings and goings', traffic movement, servicing and refuse removal all resulting in unacceptable levels of noise and disturbance, at anti-social hours. These matters will cause unnecessary harm to the existing residential amenity, particularly the properties above the retail parade and opposite along Lane End Road. The proposed development is therefore contrary to the provisions of policies H2.2, DC10.1 and DC26.1 of the Unitary Development Plan for the City of Manchester (Adopted 1995).
2. Insufficient information has been submitted in relation to fume extraction of the proposed takeaway. In the absence of this information, it has not been possible to demonstrate that the proposal would not have a detrimental impact on the residential apartments above the proposed unit. It has therefore not been possible to demonstrate that the proposal will comply with policies H2.2, DC10.1, DC10.4, DC26.1 and DC26.3 of the Unitary Development Plan for the City of Manchester (Adopted 1995).

## 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: 091359/FO/2009/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:

Environmental Health  
Engineering Services  
Environmental Health  
South Manchester Regeneration  
Greater Manchester Police  
Steve Hobson, Crime Reduction Officer  
14 Lomas Close, Manchester, M19 1TE  
Apartment ?, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment ?, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Woodthorpe Homes, 140 Kingsway, Manchester, M19 1BB  
Kingsway Auto Electrical Services, 10 Lane End Road, Manchester, M19 1WA  
Express Hire Service, 10 Lane End Road, Manchester, M19 1WA  
692 Burnage Lane, Manchester, M19 1NA  
Thompson Greengrocer, 678 Burnage Lane, Manchester, M19 1NA  
Fazeli`s Pizza & Kebab House, 676 Burnage Lane, Manchester, M19 1NA  
Jade House Take Away, 13 Lane End Road, Manchester, M19 1WA  
Flat 1, 13 Lane End Road, Manchester, M19 1WA

Nice N Tasty, 15 Lane End Road, Manchester, M19 1WA  
Flat 2, 15 Lane End Road, Manchester, M19 1WA  
Louises Hair Design, 23 Lane End Road, Manchester, M19 1WA  
Flat 6, 23 Lane End Road, Manchester, M19 1WA  
The Barber Shop, 21 Lane End Road, Manchester, M19 1WA  
Flat 5, 21 Lane End Road, Manchester, M19 1WA  
California Wines, 704-706, Burnage Lane, Manchester, M19 1NA  
Flat 4, 19 Lane End Road, Manchester, M19 1WA  
19 Lane End Road, Manchester, M19 1WA  
Spicy Taste, 17 Lane End Road, Manchester, M19 1WA  
Flat 3, 17 Lane End Road, Manchester, M19 1WA  
702a, Burnage Lane, Manchester, M19 1NA  
702 Burnage Lane, Manchester, M19 1NA  
Azeem Properties, 700 Burnage Lane, Manchester, M19 1NA  
700a, Burnage Lane, Manchester, M19 1NA  
696 Burnage Lane, Manchester, M19 1NA  
698 Burnage Lane, Manchester, M19 1NA  
Tandoori Royale Restaurant, 682 Burnage Lane, Manchester, M19 1NA  
694 Burnage Lane, Manchester, M19 1NA  
Ambiance Sun & Beauty, 680 Burnage Lane, Manchester, M19 1NA  
33 Lane End Road, Manchester, M19 1NB  
31 Lane End Road, Burnage, Manchester, M19 1NB  
29 Lane End Road, Manchester, M19 1NB  
27 Lane End Road, Manchester, M19 1NB  
25 Lane End Road, Manchester, M19 1NB  
633 Burnage Lane, Manchester, M19 1WB  
631 Burnage Lane, Manchester, M19 1WB  
629 Burnage Lane, Manchester, M19 1WB  
627 Burnage Lane, Manchester, M19 1WB  
690 Burnage Lane, Manchester, M19 1NA  
686 Burnage Lane, Manchester, M19 1NA  
Spar Stores, 674 Burnage Lane, Manchester, M19 1NA  
688 Burnage Lane, Manchester, M19 1NA  
Apartment 8, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 11, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 32, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 6, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 15, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 20, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 4, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 9, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 39, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 12, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 22, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 24, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 38, The Southpoint, 12 Lane End Road, Bunage, Manchester, M19 1TP  
Apartment 3, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 23, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 28, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 36, The Southpoint, 12 Lane End Road, Manchester, M19 1TP

Apartment 40, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 5, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 33, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 34, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 13, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 17, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 25, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 37, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 27, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 18, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 21, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 7, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 35, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 16, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 30, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 2, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 19, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 1, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 29, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 31, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 10, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 26, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 14, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Tesco Stores, Burnage Lane, Manchester, M19 1TF  
43 Lane End Road, Manchester, M19 1NB  
41 Lane End Road, Manchester, M19 1NB  
39 Lane End Road, Manchester, M19 1NB  
37 Lane End Road, Manchester, M19 1NB  
35 Lane End Road, Manchester, M19 1NB  
24 Lomas Close, Manchester, M19 1TE  
22 Lomas Close, Manchester, M19 1TE  
20 Lomas Close, Manchester, M19 1TE  
18 Lomas Close, Manchester, M19 1TE  
16 Lomas Close, Manchester, M19 1TE  
14 Lomas Close, Manchester, M19 1TE  
12 Lomas Close, Burnage, Manchester, M19 1TE  
10 Lomas Close, Manchester, M19 1TE  
8 Lomas Close, Manchester, M19 1TE  
6 Lomas Close, Manchester, M19 1TE  
4 Lomas Close, Manchester, M19 1TE  
2 Lomas Close, Manchester, M19 1TE

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

14 Lomas Close, Manchester, M19 1TE  
43 Lane End Road, Manchester, M19 1NB  
Apartment 28, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Apartment 18, The Southpoint, 12 Lane End Road, Manchester, M19 1TP  
Woodthorpe Homes, 140 Kingsway, Manchester, M19 1BB

31 Lane End Road, Burnage, Manchester, M19 1NB  
Apartment 38, The Southpoint, 12 Lane End Road, Bunage, Manchester, M19 1TP  
Apartment 34, The Southpoint, 12 Lane End Road, Bunage, Manchester, M19 1TP  
12 Lomas Close, Burnage, Manchester, M19 1TE  
8 Lomas Close, Burnage, Manchester, M19 1TE  
31 Lane End Road, Burnage Manchester M19 1NB

**Relevant Contact Officer :** Jennifer Atkinson

**Telephone number :** 0161 234 4517

**Email :** [j.atkinson@manchester.gov.uk](mailto:j.atkinson@manchester.gov.uk)